



Borrower: c/o Jordan Concepcion @ Cornerstone Investment Group  
 Property Address: 328 Milbrae St. San Diego, CA 92113  
 Property Type: 8-Unit Apartment Building  
 Purchase Price: \$1,720,000

5-yr Fixed	
Requested Loan Amount	\$1,290,000
Estimated Monthly Payment	\$5,793
Fixed Rate Term	5 years
Today's Rate	3.50%
Loan Term	30 Years
Amortization	30 years
Prepayment Penalty	1.5-1.5-1-1-1%
Recourse	Recourse
Origination Fee	1% of final loan amount
Reset Index	12-month LIBOR
Reset Margin	2.65%
Lifetime Rate Cap	9.50%
Adjustment Rate Cap	1% max cap per adjustment
Adjustment Frequency	After First 5 Years, Adjusts semi-annually
Rate Lock	N/A
Application Fees	\$1800 lender processing fee (all third party reports and closing costs paid by borrower)
Min DCR/Max LTV	1.20 / 75%
Special Conditions	Subject to receipt and review of all necessary due diligence items, full borrower and property financials, appraisal, etc.

These terms are for discussion purposes only, all loans are subject to complete due diligence, underwriting, appraisal and review of any other third party reports deemed necessary.  
 This is a letter of interest only and does not represent a commitment to lend or an approval of a loan request. All commitments are issued in writing, we do not issue verbal approvals.