

WALKER & DUNLOP

February 7, 2023

Craig Cobb
Vice President, DGA Residential, LLC
3834 Sutherland Avenue
Knoxville, TN 37919

RE: Financing Letter of Intent
Choto Landing
Knoxville, TN

To Whom It May Concern:

We are underway processing a HUD Section 221(d)(4) loan on behalf of DGA Residential, LLC (the "Applicant"). We are aware of and prepared to close within THDA's required timeframe.

- 1) The Lender has issued this Letter of Intent to Applicant to provide construction and permanent financing in the amount of \$13,030,788.
- 2) This Letter of Intent and the proposed terms of the loan do not contain any conditions which are not customary and reasonable for loans of this nature and amount and which are not reasonably expected by Walker & Dunlop (the "Lender") to be met at the time of loan closing.
- 3) The loan, if made, shall have a term of at least 40 years, at a forecasted fixed taxable interest rate of 5.90% plus 0.25% for MIP to yield an all in-debt service of 6.15%, with financing conditioned upon receipt of a Firm Commitment from HUD. The forecasted interest rate is subject to change based on future market conditions. This loan will be level maturity with no balloon payments.
- 4) The amortization period shall not exceed 40 years.

If you have any questions or need any further information, please contact me at (301) 564-3295, or via email at rrotach@walkerdunlop.com.

We are very pleased to have the opportunity to work with you on this transaction.

Sincerely,



Rob Rotach
Managing Director
Walker & Dunlop