

Seller Financing – Proposed Terms & Conditions

**Fund Investment 169, LLC
8470 Allison Pointe Blvd, Indianapolis, IN (Lake Pointe III) &
8520 Allison Pointe Blvd, Indianapolis, IN (Lake Pointe IV)**

- **Leverage:** 60% of purchase price
- **Interest Rate:** 8%
- **Interest Rate Type:** Fixed
- **Amortization:** Interest-Only
- **Term:** Up to 24 months
- **Guaranty:** Carveout guaranties only on minimum \$2.0mm of debt
- **Points:** Subject to seller diligence
- **Lockout:** No prepayment penalty

This constitutes neither an offer nor a commitment by Fund Investment 169, LLC, (“Seller”) but rather summarizes the general terms under which Seller would be willing to fund the Loan. The proposed terms are subject to acceptable underwriting in Seller's sole discretion and shall include, but is not limited to: credit checks, background reports, litigation searches, proof of funds and any commitment to lend or agreement to issue a commitment to lend may only be made upon (a) applicant’s delivery of all required due diligence information, (b) Seller’s satisfactory review of all required due diligence information, (c) successful satisfaction of all of Seller’s legal and underwriting requirements and execution and delivery of final loan documents by all parties and (d) all internal Seller approvals are obtained, including without limitation final written approval by Seller’s investment committee.