

Financing Structure - Falcon Bank 1-16-2026 (For Discussion Purposes Only)

Uses of Funds

| Use | Amount |
|---------------------------------|---------------------|
| Construction, Soft Costs & Fees | \$12,849,609 |
| Payoff of Existing Land Loan | \$587,800 |
| Total Project Cost | \$13,437,409 |

Sources of Funds

| Source | Amount |
|--|---------------------|
| Senior Construction Loan (75% of Total Project Cost) | \$10,078,057 |
| <i>Initial Funding Gap (Before Land Equity)</i> | \$3,359,352 |
| Developer Land Equity | \$1,370,000 |
| City of Ramsey Loan (4.18% Interest (indexed to 10 year Treasury Bill), 7 Year Term) | \$1,343,741 |
| Cash by Others | \$645,611 |
| Total Sources / Uses | \$13,437,409 |

HVCRE Breakdown

| Description | Amount |
|--|------------------|
| Required HVCRE Capital (15% of Total Project Cost) | \$2,015,611 |
| Land Equity Contributed | (\$1,370,000) |
| Remaining HVCRE Equity Needed | \$645,611 |

Financing Highlights:

Senior loan is \$10,078,057, covering 75% of total project cost.

Developer land equity of \$1,370,000 counts toward the HVCRE down payment.

City loan of \$1,343,741 is applied to the project gap but does not satisfy HVCRE requirements.

Remaining project gap: \$645,611

Remaining HVCRE requirement: \$645,611