

Commercial Mortgage Sample Deal Sheet

Anticipated Investment Terms – Trust Deed Investment

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| Loan Amount (100% Interest) | \$1,350,000 |
| Interest Rate to Investor | 12% per annum |
| Term | 12 Months |
| Security | 1st Deed of Trust securing a Promissory Note, guaranteed by the principal Borrower/s. |
| Payments | Interest only Payments |
| Developer/ Sponsor (Borrower) | Commercial Investments, LLC |
| Projected Duration of Project | 12 Months |
| Land/ Project Acquisition Cost | \$450,000 |
| Construction/ Development/ Carry Cost | \$1,050,000 |
| Projected Total Cost | \$1,500,000 |
| Projected Total Value | \$1,928,571 |
| Projected Total Equity/ Sales Proceeds | \$428,571 (less any subordinate debt) |
| Projected Duration of Project | 12 Months |
| Projected Total Return to Investor | \$162,000 |

Anticipated Investment Terms – Trust Deed Investment (cont’)

Purpose for Funds: Financing for the purchase of +/- 3.5 Acres and the development of approx. 22 residential condo units. The Project will be located in Austin, Texas in the Travis Heights Neighborhood. The Borrower has solid experience with this type of project. The Borrower’s exit strategy is to sell the condos for profit.

Capital Invested: Investor/s – Funding 70% of the appraised value. As always, appraisal is subject to planned development/ Rehab being completed. Construction funds will be held in Escrow and controlled through Noble’s Construction Control Program.

Borrower – Funding of all cost that exceed the loan amount. As always, the borrower will be required to put in their money first before any funds from the loan are advanced.

Return of Investment

Interest Payments

Interest only payments to be made to Investors on capital invested. The interested payments will be paid to investor on a monthly basis. There will be 4 months of pre-paid interest on this loan. The loan will be net funded (loan amount less the pre-paid interest) to account for the pre-paid interest. The payments are due to Noble on the 1st of the month, late on the 5th. Noble anticipates having payments to the Investor by or before the 15th of the month.

Sale/ Refinance Proceeds

Balloon Payment (return of capital) to be made to Investor for all unpaid principal, interest and late fees. Remaining proceeds belong to the borrower

Fees

All Noble Capital fees are paid by the borrower. No fees will be deducted from Investors returns.