Hawthorn Center | Indicative lender terms

Fictional term sheet | September 1, 2026 | Nonbinding discussion terms

Term	Requirement
Purpose	First-mortgage refinance
Loan ceiling	Lowest of the LTV, DSCR and debt-yield constraints below; no separate dollar cap
LTV	62.50% of indicative value
Valuation	Underwritten NOI BEFORE reserves divided by 6.25% cap rate; no appraisal is implied
DSCR	Minimum 1.25x using NCF AFTER reserves divided by annual amortizing debt service at sizing rate
Debt yield	Minimum 9.00%; numerator is underwritten NOI BEFORE reserves
Contract rate	6.35% fixed annual contractual rate
Sizing rate	Greater of current contractual rate and 6.35% underwriting floor
Amortization	25 years, monthly payments; calculate annual debt service as 12 monthly payments
Interest-only period	0 months; underwriting DSCR still uses amortizing debt service
Maturity	60 months
Origination fee	0.80% of actual initial principal
Prepayment	No bank prepayment penalty. A separately documented interest-rate swap may have a termination payment or receipt; "no penalty" does not mean cost-free exit.

Sizing uses unrounded intermediate values. Round displayed currency for readers only. No fee capitalization, interest reserve, cash sweep, earn-out or additional holdback is assumed. Existing debt payoff and fixed closing costs are in the property plan.