

**INVESTMENT STRATEGY OVERVIEW**

1. Explain your investment strategy for this property in detail.

2. What is your exit strategy and how do you intend to repay this loan?  Sell Property  Refinance  Other - Please explain in detail

3. If cash-out refinance, how do you intend to use the cash-out proceeds? Please explain in detail.

4. How long do you intend to hold Civic's note? \_\_\_\_\_

**BORROWER EXPERIENCE**

1. How many multifamily properties do you currently own? \_\_\_\_\_
2. How many multifamily properties have you owned in the last 5 years with a minimum of 12 months of ownership? \_\_\_\_\_
3. How many multifamily properties have you stabilized and sold ("flipped") in the last 3 years? \_\_\_\_\_
4. How many commercial properties (outside of multifamily) have you ever owned? \_\_\_\_\_
5. Do you currently have a professional property management company? If yes, provide name of company. \_\_\_\_\_
6. Have you rehabbed a multifamily property previously? \_\_\_\_\_
7. How many total units have you rehabbed? \_\_\_\_\_

**CAPITAL STRUCTURE**

1. Please explain the capital structure for this deal and provide an overview of the terms of all parties involved. Example: If the deal is syndicated, provide the split between LP and GP including the terms. If the deal is a JV partnership, explain how much each party is providing and the terms.

**\*Provide all supporting agreements in connection with the capital structure for this deal, (e.g. LP agreements, JV partnership agreements, Private Placement Memorandum (PPM), fundraising documents etc.)**

**BUILDING OVERVIEW**

1. Are there any zoning or building code violations?  Yes  No If yes, please explain in detail.

2. Are there any known existing environmental issues?  Yes  No If yes, please explain in detail.

3. Is there "tuck under" parking or a carport attached to the subject property?  Yes  No

4. Does the property require seismic retrofitting?  Yes  No

5. How many total parking spaces? \_\_\_\_\_

6. Are any immediate repairs required to the following:

- Roof  Yes  No Approximate age? \_\_\_\_\_
- Plumbing  Yes  No Plumbing:  Galvanized Steel  Copper  Other \_\_\_\_\_
- HVAC  Yes  No
- Mechanical  Yes  No
- Electrical  Yes  No
- Elevator  Yes  No  N/A
- Pool  Yes  No  N/A

**REPORTS, INSPECTIONS AND REHAB**

1. Have you done any inspections in connection with this transaction? If so, please list the completed reports below and provide the reports. What major findings were there?

\_\_\_\_\_  
Entity / Company Name (if applicable)

\_\_\_\_\_  
Borrower / Authorized Signer Name (print)

X \_\_\_\_\_  
Signature (Borrower / Authorized Signer) Date

\_\_\_\_\_  
Co-Borrower / Authorized Signer Name (print)

X \_\_\_\_\_  
Signature (Co-Borrower / Authorized Signer) Date