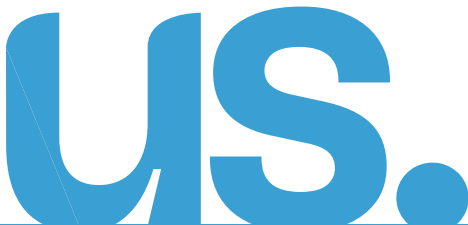


| Funding Partner | Morgan Stanley Bank | Momentum Private Capital | City First Bank |
|--|---|--|--|
| Loan Type | CRE Purchase or Refinance | CRE Purchase; Refinance; Improvements | CRE Purchase; Refinance; Improvements |
| 1 st mortgage Loan Amount | No Min / Max \$10 Million | No Min / Max \$3 Million | No Min / Max \$10 Million |
| Rate | Up to 25-year fixed | 25-year fixed | 10-year fixed |
| Loan Use | Multi-purpose properties | Multi-purpose properties | Most property types |
| Location | Nationwide | Nationwide | California: Washington DC: Maryland: Virginia: NMTC or minority-owned business |
| Max Loan-to-Value | 60% | 60% - 65% | 60% |
| Debt-to-Service Coverage Ratio | 1.2 DSCR | 1.0 - 1.1 DSCR | 1.0 DSCR |
| Credit Score | 680 FICO | 650 FICO | No minimum credit score |
| Amortization | 25-year fully amortizing | 25-year fully amortizing | 25-year amort / 10-year fixed rate |
| Premium | 1 point for each 25 bps increase + Prepay | 1 point for each 25 bps increase + Prepay (Max 3%) | Flat 3% |
| Origination Fee | SBA 0.5% + \$2600 legal | SBA 0.5% + \$2600 legal | City First 0.5% + SBA 0.5% + \$2600 legal |
| PAR RATES = INDEX + SPREAD: Earn 1 point premium for each additional 25 bps (MS + MPC) | | | |
| Variable Rate | WSJ Prime Index Rate + 0 bps | | |
| 5-year Fixed Rate | 5-year US TCM Index + 200 bps | | |
| 7-year Fixed Rate | 7-year US TCM Index + 200 bps | | |
| 10-year Fixed Rate | 10-year US TCM + 225 | | 10 Year US TCM Index + 350 bps |
| 25-Year Fixed Rate | 10-year US TCM Index Rate + 250 bps | 10-year US TCM Index + 275 bps | |
| Prepay Penalty—Additional Premium (Contact us regarding prepay options for non 25-year fixed loans for the MS Program only) | | | |
| Min Prepay for 25-year fixed | Flat 5% for 5 years | Declining 10 | Declining 10 required 10-year Fixed Rate |
| Declining 10 Prepay for 25-year fixed | 1% Premium | 1% Premium | Declining 10 required 10-year Fixed Rate |
| Flat 10% for 10 years for 25-year fixed | 1.5% Premium | 1.5% Premium | N/A |



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Logistics

Formal Pre-Qualification

1–3 days depending on complexity

Senior Advisor reviews selling lenders' credit memo and financial spreads, prescreens deal and eligibility, gets concurrence with underwriting, finalizes loan amounts, structure, pricing, premium, sets logistics, timetable for process, and provides LOI. Interim loan determination.

Processing

3 days to depending on complexity

Loan Processor sets up link to upload financials, assembles complete package.

Underwriting

1–2 weeks depending on complexity

Loan Acquisition Manager prepares financial spreads, writes credit memo, and obtains loan approval. Once a loan is approved, we issue a formal Commitment Letter (CL) and prepare Loan Referral Agreement or Loan Purchase Agreement. The CL is to be signed and returned along with a \$2600 deposit.

Closing

7–10 days after receipt of complete closing package depending on complexity

Momentum Direct Capital sends out closing checklist to Selling Lender. After review and acceptance of the required closing checklist items, Closing Analyst coordinates title and escrow, prepares loan documents. Once the loan documents are signed by the Borrower, attorney approves docs for accuracy for funding.

Appraisals

All reports made in favor of Funding Partner, Interim/bridge lender, the CDC, US Small Business Administration, CDC Direct Capital dba: Momentum Direct Capital. Reports must use at least 2 approaches and include insurable value.

Environmental

For First Mortgages of at least \$1 million - Transaction Screen Analysis.

For First Mortgages of \$1 million or more - Phase 1. Reports must include a conclusion and use the SBA Reliance Letter and proof of insurance.

Momentum Direct Capital is now is Now Part of Momentum Capital

The Momentum Capital family of organizations is dedicated to ensuring local leaders have equitable access to the capital & opportunities they deserve. Rooted in social mission, we support locally led solutions through our continuum of

lending, impact investments, training programs, & technology platforms. Leveraging 80+ years of combined experience, we are transforming how the financial sector can help communities build health & generational wealth. Learn more at momentuscap.org