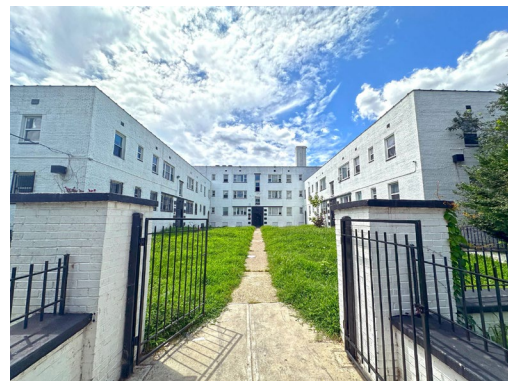


### INVESTMENT HIGHLIGHTS

- **Established Sponsor:** Borrower has 24+ years of real estate development experience with over 500 residential and mixed-use projects delivered throughout the DC metro area.
- **Bankruptcy Portfolio Execution:** One of ten properties acquired through a complex trustee sale involving 140+ units, requiring legal precision and expert structuring.
- **High-Leverage Structure:** FSF provided 100% financing of acquisition and renovation costs, maximizing proceeds against the borrower's discounted basis.
- **Reliable Close:** Closed within 30 days from inquiry, as part of a larger \$17M+ capital package designed to unlock repositioning value across the entire portfolio.

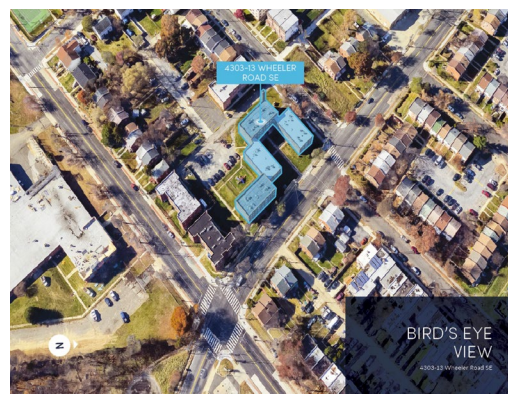
### Investment Terms

|                           |   |
|---------------------------|---|
| <b>Property Address:</b>  | Washington, DC  |
| <b>Property Type:</b>     | Multifamily   |
| <b>Structure:</b>         | 100% of Purchase + 100% of Renovation                   |
| <b>Portfolio Context:</b> | 1 of 10 assets across 140+ units                        |
| <b>Purchase Price:</b>    | Confidential (Discounted, part of bankruptcy portfolio) |
| <b>Renovation Budget:</b> | \$2,120,000   |
| <b>ARV (estimated):</b>   | \$13M   |



### Collateral Description

|                           |  |
|---------------------------|--|
| <b>Loan Product:</b>      | Structured Bridge Loan                     |
| <b>Loan Purpose:</b>      | Acquisition + Renovation                   |
| <b>Recourse:</b>          | Full Recourse                              |
| <b>Sponsor Guarantee:</b> | Yes – sponsor guarantees repayment in full |
| <b>Loan Term:</b>         | 18 Months                                  |
| <b>Loan Amount:</b>       | \$5,297,013                                |
| <b>Interest Rate:</b>     | 11.75%                                     |
| <b>LTV:</b>               | 54.68%                                     |
| <b>ARLTV:</b>             | 40.75%                                     |



### TRANSACTION SUMMARY

This Southeast DC acquisition was part of a ten-property bankruptcy portfolio requiring legal precision, speed, and high-leverage structuring. FSF worked closely with the borrower to structure a \$5.3M loan covering 100% of the purchase and renovation costs.

Despite the complexity of the trustee sale and tight closing conditions, the deal was executed within 30 days from initial inquiry. The borrower's extensive local experience and the discounted basis made this a low-risk, high-impact opportunity for FSF to deploy capital as part of a broader \$17M+ portfolio strategy.