

**Date:** 4-8-2008

**Prepared for:** KISCL SAMPLE LOAN OPTION COMPARISON

**RE:** 3000-3010 Parkview Ave.

**LOAN PROGRAM DESCRIPTION**

**LOAN PROGRAM**

**LOAN AMOUNT**

**INDEX**

**LOAN TO VALUE (DCR)**

**LOAN TO VALUE (Guidelines)**

**QUALIFYING / INTEREST RATE**

**START RATE**

**DEBT COVERAGE RATIO**

**VARIABLE RATE MARGIN**

**LIFE CAP OVER START RATE**

**AMORTIZATION (years) / TERM**

**MONTHLY PAYMENT**

**RECOURSE**

**IMPOUNDS**

**PRE-PAYMENT**

**LOAN FEE**

**Appraisal**

**3rd Party Reports**

**(Processing & Underwriting)**

	(1) Interest Only-3 Yrs	(2) 5 Yr Fixed Hybrid	(3) 10 Yr Fixed Hybrid	(4) 30/10 FNMA Fixed	(5) 30/30 FNMA Fixed
3-Year Fixed-ARM	3-Year Fixed-ARM	5-Year Fixed-ARM	10-Yr Fixed-ARM	30/10 Fixed	30/30 Fixed
\$6,816,437	\$6,816,437	\$6,420,288	\$6,001,212	\$6,042,562	\$5,763,870
12 MTA	12 MTA	12 MTA	12 MTA	10-Year Treas	30-Year Treas
65%	61%	61%	57%	58%	55%
75%	75%	75%	80%	80%	80%
6.000%	6.125%	6.125%	6.343%	5.879%	6.322%
6.000%	6.125%	6.125%	6.343%	5.879%	6.322%
1.05	1.10	1.10	1.15	1.20	1.20
2.630%	2.500%	2.500%	2.350%	1.200%	1.480%
5.00%	4.75%	4.75%	5.00%		
30/30	30/30	30/30	30/15	30/10	30/30
\$34,082	\$39,010	\$39,010	\$37,314	\$35,759	\$35,759
Negotiable	Negotiable	Negotiable	Negotiable	Non-Recourse	Non-Recourse
Taxes & Insurance	Taxes & Insurance	Taxes & Insurance	Taxes & Insurance	Taxes & Insurance	Taxes & Insurance
1.75%-1.75%-1.75%	1.75%-1.75%-1.75%	1.75%-1.75%-1.75%	5%-5%-4%-3%-2%-1%-1%-0%	Yield Maintenance	Yield Maintenance
1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
ESTIMATED COSTS & 3rd PARTY REPORTS					
\$4,450	\$4,450	\$4,450	\$4,450	\$4,450	\$4,450
\$500	\$500	\$500	\$500	\$10,000	\$10,000
\$1,695	\$1,595	\$1,595	\$1,695	\$2,500	\$2,500

- (1) 3 Yr Fixed-Hybrid with 30/30 amortization (no balloon payment). Loan converts to ARM after 3 yrs. Also available on 5 year Fixed-Hybrid.
- (2) 5 Yr Fixed-Hybrid with 30/30 amortization (no balloon payment). Loan converts to ARM after 5 yrs. No prepayment penalty after 3 years.
- (3) 10 Yr Fixed-Hybrid with 30/30 amortization (no balloon payment). Loan converts to ARM after 10 yrs. Step-down prepayment schedule.
- (4) 10 Yr Fixed balloon payment with three (3) time supplemental financing during term of loan. Step down prepayment schedule available.
- (5) 30 Yr Fixed fully amortized (no balloon) three (3) time supplemental financing during term of loan. Step down prepayment schedule available.

Rates & Terms are subject to change without notice with market conditions.