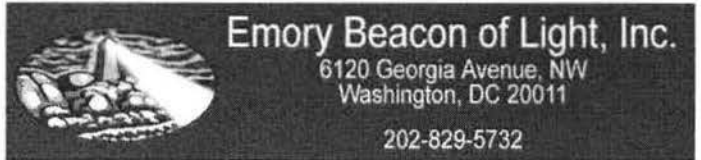




THE
EMORY FELLOWSHIP



Emory Beacon of Light, Inc.

6120 Georgia Avenue, NW
Washington, DC 20011

202-829-5732

THE BEACON CENTER



**A Mixed-Use Development Project in the Brightwood
Neighborhood of Washington, DC**

April 2010



THE BEACON CENTER – AERIAL VIEW

EMORY BEACON OF LIGHT, INC

The Beacon Center Development Team





THE
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THE BEACON CENTER KEY TEAM MEMBERS

Development Manager

Northern Real Estate Urban Ventures

Emory Beacon of Light, Inc. hired NREUV as the Development Manager for the project. NREUV has over 13 years of experience in real estate development and management, having managed over 1,800 units of housing development valued over \$200M. NREUV's services include development planning, real estate advisory, development management and financial analysis, all of which are being utilized in this project. The expertise from past and current projects is critical to the successful development of The Beacon Center. Components of this project stem from substantial renovation of Emory United Methodist Church, the development of two mixed-use buildings and relocation of commercial and residential tenants.

The following projects are current and/or completed development projects.

Wiley H. Bates Senior Housing, Annapolis, MD

NREUV and Community Preservation and Development Corporation (CPDC) were awarded the rights to redevelop this historic high school into 71 units of affordable senior housing. Anne Arundel County also developed a senior center and a boys and girls club in the historic school building. NREUV was responsible for managing the early phases of predevelopment and provided construction management services to the partnership. The project has received numerous awards including Maryland DHCD's Commitment to Excellence Award and the Historic Preservation Award from the Historic Annapolis Foundation.

The Nannie Helen at 4800, Washington, DC

NREUV is the Development Manager, representing A. Wash and Associates, Inc. (AWA) in developing this 70 unit mixed-use/mixed income project. NREUV is currently leading the entitlement efforts to increase the zoning envelope and working with the DCHFA to obtain tax-exempt bond financing for the \$25M development.

Additional projects include:

Mayfair Mansions	Washington DC	160 Condos
Jefferson Commons Phase I	Herndon, VA	152 Apts
Jefferson Commons Phase II	Herndon, VA	136 Apts
Rockburne Estates	Washington DC	224 Apts
Charles Village East	Baltimore, MD	68 cCndos/ Mixed-Use
Charles Village West	Baltimore, MD	80 Condos/ Mixed-Use
Lamont Lofts Phase II	Washington DC	12 Condos
1106-1108 Columbia Road	Washington DC	40 Condos
4100 Georgia Avenue	Washington DC	78 Apts
Harbour Community	Los Angeles, CA	38 Transitional
Foothill Family Apartments	Oakland, CA	65 Apts

General Contractor

Bozzuto Construction Company

Since its inception in 1988 Bozzuto Construction has grown to over \$150 million dollars in annual revenue with more than 16,000 units valued in excess of \$1 Billion completed or under construction. Originally focused on 'in-house' construction projects for Bozzuto Development, projects for 3rd party clients now comprise approximately 60% of our annual volume, with typical projects such as urban infill, garden style, mid-rise, high rise, seniors, single family attached homes, infrastructure, site development, and renovations.

With our extensive background in residential construction, Bozzuto Construction acts as an "At-Risk" General Contractor responsible for field supervision of subcontractors, financial management, purchasing and scheduling of all materials and trades, contract negotiation, and contract management. We view this role as a natural extension of the partnership we have developed with the client and their design professionals during the planning phase of the project. As a General Contractor, Bozzuto Construction and its team members have received numerous awards for quality, schedule, safety, and our commitment to the environment and communities in which we work. Bozzuto Construction's background as an owner/builder provides our clients with a unique opportunity to utilize our understanding of their business and needs. This "Principle Mentality", which is atypical for a general

contractor, positions Bozzuto Construction to be one of our clients' greatest assets in their endeavors.

THE DELANCEY, *Arlington, Virginia*

241 apartments units located in one 3-story and one 4-story mid-rise wood framed buildings and one 12-story concrete high-rise building with ground floor retail space, and a 795 parking space, 5-level pre-cast parking garage. Special Features: Business center, fitness room and billiards room.

Project Value: \$53 million. Completion: Spring 2006

THE WHITNEY AT BETHESDA THEATER, *Bethesda, Maryland*

Construction management of a 244 unit urban infill high-rise residential apartment project.

Project Value: \$75 million. Completion: September 2003

MONROE PLACE, *Herndon, Virginia*

204 unit mixed-use residential project. Wood-framed multifamily/interior corridor with retail below.

Project Value: \$27.4 million. Completion: Fall 2008

Architect

PGN Architects, PLLC

PGN Architects, PLLC is a certified company and was incorporated in June 2004. Since that time, PGN has grown to 11 employees forming a diverse organization with vast experience. PGN is a full service architectural firm with experience in commercial and residential architecture. Their services include Predesign, Programming, Planning, Architectural Design, Interior Design, Contract Administration and Computer Graphics. PGN's revenues total \$1.2 million in gross annual sales for 2007.

The PGN approach to design is based on vision, integrity and excellence attained through teamwork and the belief in technology. Their firm emphasizes innovative design, attention to detail, and design quality to create distinctive architectural plans for both our

commercial and residential clients. Each project is assigned a team of experts who work together with our clients to form a true partnership in order to offer the most efficient and economical design solutions.

PGN has design projects with costs totaling over \$70 million in the DC metropolitan area. PGN has successfully navigated over 30 projects through DC regulatory processes including 3 major PUD cases and 2 New Community Master Planning initiatives receiving city council approval. Our experience ranges from 150 unit residential mixed-use projects to 275 acre Master Planning projects. A large portion of our work experience has been with Affordable Housing projects requiring DHCD financing and Green Communities Grant funding.

The following projects are current and/or completed development projects.

Georgia Ave, NW and Morton St, NW

This project consists of 160,000 sf of land planned to be redeveloped into a mixed-income housing community. The project incorporates the input of several government agencies, the community and business owners into an implementation document. PGN brought innovative ideas that engaged the community in a rewarding design charrette. PGN was able to interpret the community's vision and align it with the needs of multiple government agencies. Estimated project budget totals \$80 million.

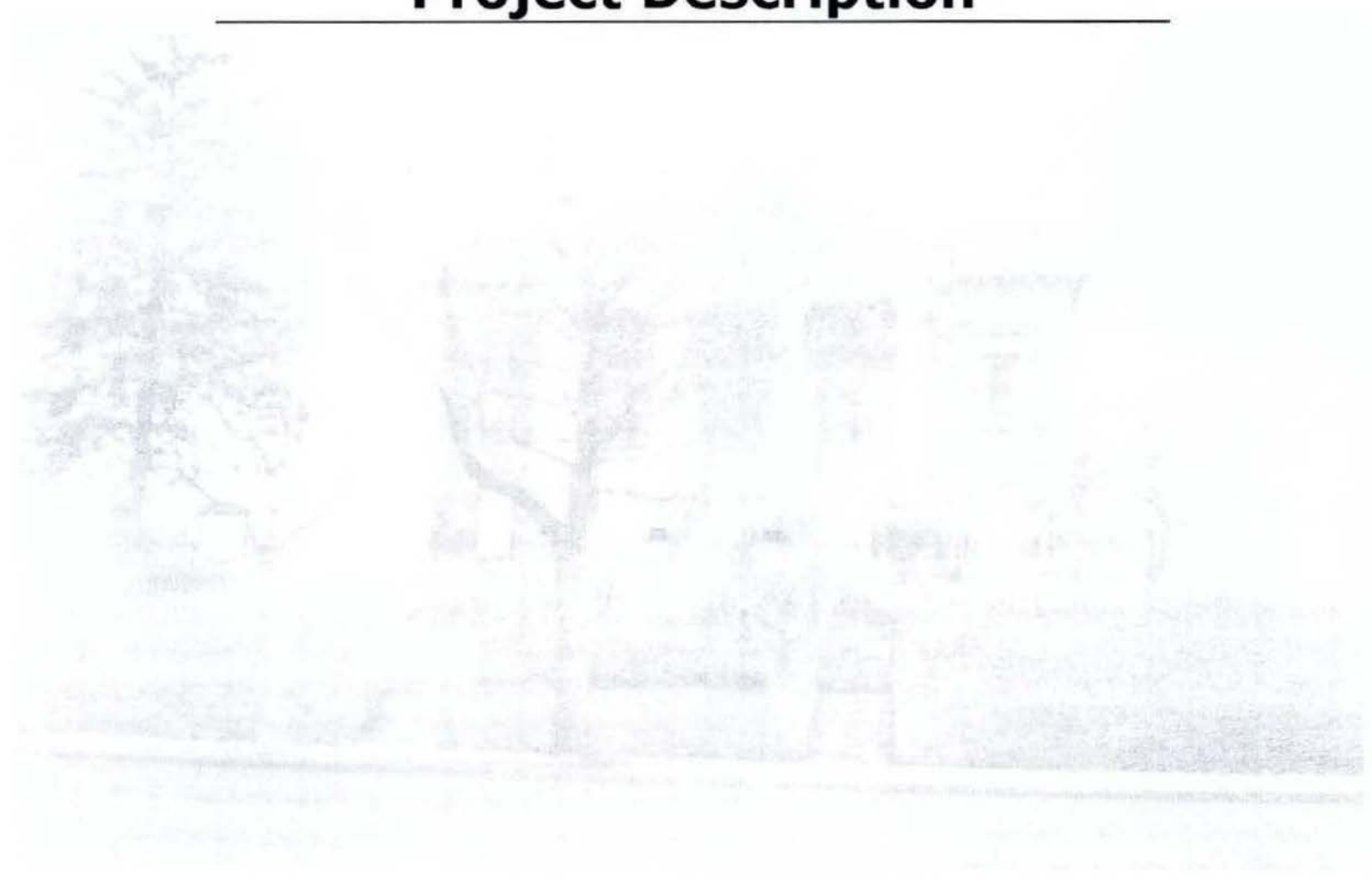
Hayes St, NE and Division Ave, NE

The Lincoln Heights Master Planning project is a mixed-use town center incorporating office, residential and retail uses. The Town Center is part of a larger planning effort for the Richardson heights and Richardson Dwellings New Communities Plan. PGN was responsible for planning 5 parcels totaling more then 800,000 sf of development.

7th St, NW and Rhode Island, NW

This project consists of 160,000 sf and 112 units with ground floor retail. The project will redevelop a large city owned parcel into an affordable housing project celebrated by the community. The estimated project budget totals \$22 million.

The Beacon Center Project Description



Project Description

Existing Conditions

Below is a description of each property address and its existing conditions.

Current Property Address

Georgia Avenue NW-Square 2940 Lot 0808
6100 Georgia Ave NW-Square 2940 Lot 0802
6104 Georgia Ave NW-Square 2940 Lot 0801
6120 Georgia Ave NW-Square 2040 Lot 0813

Georgia Avenue NW

This is vacant land, which is approximately 9199 square feet is adjacent to Emory United Methodist Church and Quackenbos Street. This property is located on the south side of the property.

6100 Georgia Avenue NW

Emory United Methodist Church was built in the 1920's and it is approximately 16,000 square feet. This building contains a 2-story sanctuary with classrooms in the basement of the Church. It is a Stone Church, which sits at the crest of the site. The Church is currently being used for Church related activities, Sunday school and Administrative offices for Church Staff.

6104 Georgia Avenue NW

This is a 620 square feet 1 story building constructed with concrete masonry units. This building was built in the 1920's. The maintenance staff currently stores maintenance and landscaping equipment in this building.

6120 Georgia Avenue NW

Formerly the Parsonage house, this was recently the location of the Emory Beacon of Light Offices. This building is a combination of brick and siding. It is a 2-story building with a basement. The building is approximately 3000 square feet for all levels. The building was used for offices and for 10 months each year, the basement was used to house homeless and transitional families.

Development Program

This parcel is zoned C-2-A. By matter-of right, this includes office space, retail and residential. A site zoned C-2-A has the maximum lot occupancy of 60%, the maximum building height of 50 feet, the rear yard setback of 15 feet, the side yard setback of 3 inches wide for each foot of height of building but not less than 8 feet and the maximum Floor Area Ratio (FAR) of 2.5 for residential uses and FAR of 1.5 for commercial uses. The Developer pursued a Zoning Variance to include increasing the FAR, increasing the lot coverage, decreased loading area and increase height. Most, if not all elements where relief was necessary are conditions created by a challenging site that is 20 feet elevated from grade on top of a hill. The project won its approvals in late February 2010.

The site will include 3 buildings; Building A, Building B and Building C. Building C is the existing Church.

Building A consists of approximately 56,868 gross square feet (sf) and will have 51 units of senior housing and 16 units of affordable rental units.

Ground Floor

There will be approximately 5,653 sf of retail space on the ground level. This space is easily accessible to pedestrians and will provide curb appeal. The first level of the parking garage is located on this level, behind the retail, consisting of 29 parking spaces for an additional 16,000 feet of development.

Intermediate Level

The retail is a two story height space with another parking level behind it at the intermediate level between the first and second floor uses.

1st Floor thru 3rd Floor

These floors will have units for senior residents. The unit mix consists of 45 one and 6 two bedroom units which average about 650 square feet and 775 square feet respectively. There are 17 units on each floor. The first two floors will serve seniors and the 3rd floor will serve Veterans.

4th Floor

This floor has 16 units of family affordable housing. The unit mix consists of 11 one, 3 two and 3 three bedroom units which average

about 675 square feet and 825 square feet respectively. There are 17 units on this each floor.

Rents for the 1 bedroom units range from \$750 to \$932 and \$900 to \$1153 for the 2 bedroom units. The Total Development Cost for Building A is \$20.5 million.

Building B consists of approximately 50,000 gross sf and will have permanent supportive housing, transitional housing, a gymnasium, administrative offices, program space, and additional community space.

Ground Floor

The first floor will have 2,733 sf of office space for EBOL. A 7,443 sf gymnasium is located at the rear of the building. A lobby entrance to the commercial space is at the first level on the corner of Quackenbos and Georgia Avenue. Parking associated with building B adds another 12,267 square feet or 23 parking spaces.

Intermediate Level

EBOL's office space is a two story height space with another level of parking behind it at the intermediate level between the first and second floor uses.

1st and 2nd Floor

This floor has 11,543 of administrative offices and program space to be utilized by Emory United Methodist Church and EBOL, and a 7,443 square foot gymnasium.

3rd Floor

The 3rd floor houses 9 Transitional housing units, a large community room and laundry are located on this floor.

4th Floor

This floor has 15 permanent supportive housing units, a central laundry room and two large community rooms.

Rents are projected to be \$690 for the efficiencies, \$847 for the 1 bedroom units, the 2 bedroom units are \$1010 and the 3 bedroom unit rents for \$1,417. The Total Development Cost for Building B is approximately \$10.3 million.

Building C consists of 12,923 gross sf.

The church will be completely renovated and expanded.
The basement level will be used as the fellowship hall for church purposes.

The Total Development Cost for Building C is \$5.3 million.

Project Benefits

When this development project is completed, the Brightwood community will receive:

34 senior rental units
17 Veteran's rental units
16 affordable rental units
9 Transitional Housing units
15 units of permanent supportive housing
Gymnasium/Recreational Center, computer center and classrooms
Retail and office space

The new uses will impact the community by providing affordable housing units to low and moderate households, senior citizens and a homeless and the temporarily homeless. Within proximity to the units, social programs will be available to assist residents in the life skills training to achieve self-sufficiency.

The retail spaces will benefit businesses in need of retail space at an affordable price. This provides an opportunity for entrepreneurs to start-up businesses with lower overhead expenses to operate within a new retail venue. The new businesses will provide job opportunities to residents in the community and new services and products to patronize. The new businesses will boost the local economy and initiate the revitalization of the business and residential community.

The new classrooms will allow Emory Beacon of Light, Inc. to expand their community programs such as the after school program, senior programs, computer classes and ESL classes. The classes will provide free educational resources to the youth and adults who are interested in improving or learning computer skills, the English language or need tutoring assistance.

The Gymnasium/Recreational Center will promote physical activity and exercise for the youth and adults and also provide for a multi-purpose facility for use by community organizations.

The construction of the approximately 200,000 square feet of building providing such uses as affordable rental units, retail and office spaces, classrooms, a homeless shelter, a gymnasium/recreation center and subterranean parking will be completed in June 2011.

Outcomes/Benefits of the Project

When this development project is completed, the Brightwood community will receive:

16 affordable rental units for families

17 affordable rentals for veterans

34 senior rental units

9 transitional housing units

15 permanent supportive housing units for homeless men

A recreation facility/gymnasium, computer center and classrooms

Retail and commercial space for businesses

The new uses will impact the community by providing affordable housing units to low and moderate households, senior citizens and a homeless shelter. Within proximity to the units, social programs will be available to assist residents in the life skills training necessary to achieve self-sufficiency.

The new classrooms will allow EBOL to expand their community programs such as the after school program, computer classes and ESL classes. The classes will provide free educational resources to the youth and adults who are interested in learning or improving their computer skills, the English language or need general tutoring assistance.

The Gymnasium/Recreational Center will promote physical activity and exercise for the youth and adults in the Brightwood community.

The construction of the 200,000 square foot building providing, such uses as affordable rental units, retail and commercial spaces, classrooms, a homeless shelter, a gymnasium/recreation center and subterranean parking will be completed in September 2012.

The Beacon Center Project Conceptual Design





LIST OF DRAWINGS

A0-0	COVER SHEET	A1-0	GROUND FLOOR PLAN	A2-1A	GEORGIA AVE ELEVATION RENDERED
A0-1	EXISTING SITE PLAN - AERIAL MAP 1	A1-1	INTERMEDIATE GARAGE PLAN	A2-2A	QUACKENBOS ST ELEVATION RENDERED
A0-2	EXISTING SITE PLAN - AERIAL MAP 2	A1-2	FIRST FLOOR PLAN	A2-3A	OLD PINEY BRANCH RD ELEVATION RENDERED
A0-3	EXISTING CONTEXT PHOTOGRAPHS	A1-3	SECOND FLOOR PLAN	A2-4A	RITTENHOUSE ELEVATION RENDERED
A0-5	EXISTING LAND USE	A1-4	THIRD FLOOR PLAN	A2-5A	CHURCH ELEVATION RENDERED
A0-6	ZONING SUMMARY	A1-5	FOURTH FLOOR PLAN	A2-6A	COURTYARD ELEVATION RENDERED
A0-6A	ZONING ANALYSIS DIAGRAM	A1-6	ROOF PLAN	A3-0	BUILDING SECTIONS
C-1	EXISTING CONDITIONS PLAN	A2-0	PERSPECTIVE	A3-1	BUILDING SECTIONS
C-3	SURVEY PLAT				
C-4	BUILDING PLAT				

THE BEACON CENTER

COVER SHEET | A0-0



FEBRUARY 27, 2009



THE BEACON CENTER

EXISTING SITE PLAN-AERIAL MAP 1

A0-1



THE BEACON CENTER

EXISTING SITE PLAN-AERIAL MAP 2

A0-2



VIEW FROM QUACKENBOS ST, LOOKING NE



VIEW FROM GEORGIA AVE LOOKING NW

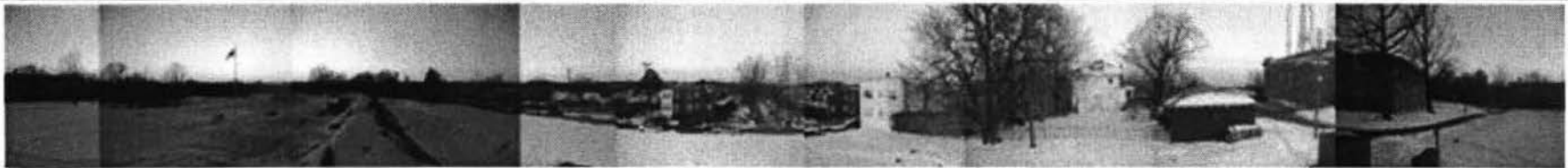


VIEW FROM GEORGIA AVE LOOKING W

THE BEACON CENTER

EXISTING CONTEXT PHOTOGRAPHS

A0-3



360 DEGREE PANARAMIC VIEW FROM HIGHEST AND CLOSEST POINT ADJACENT TO PROPERTY



ENLARGED VIEW 1



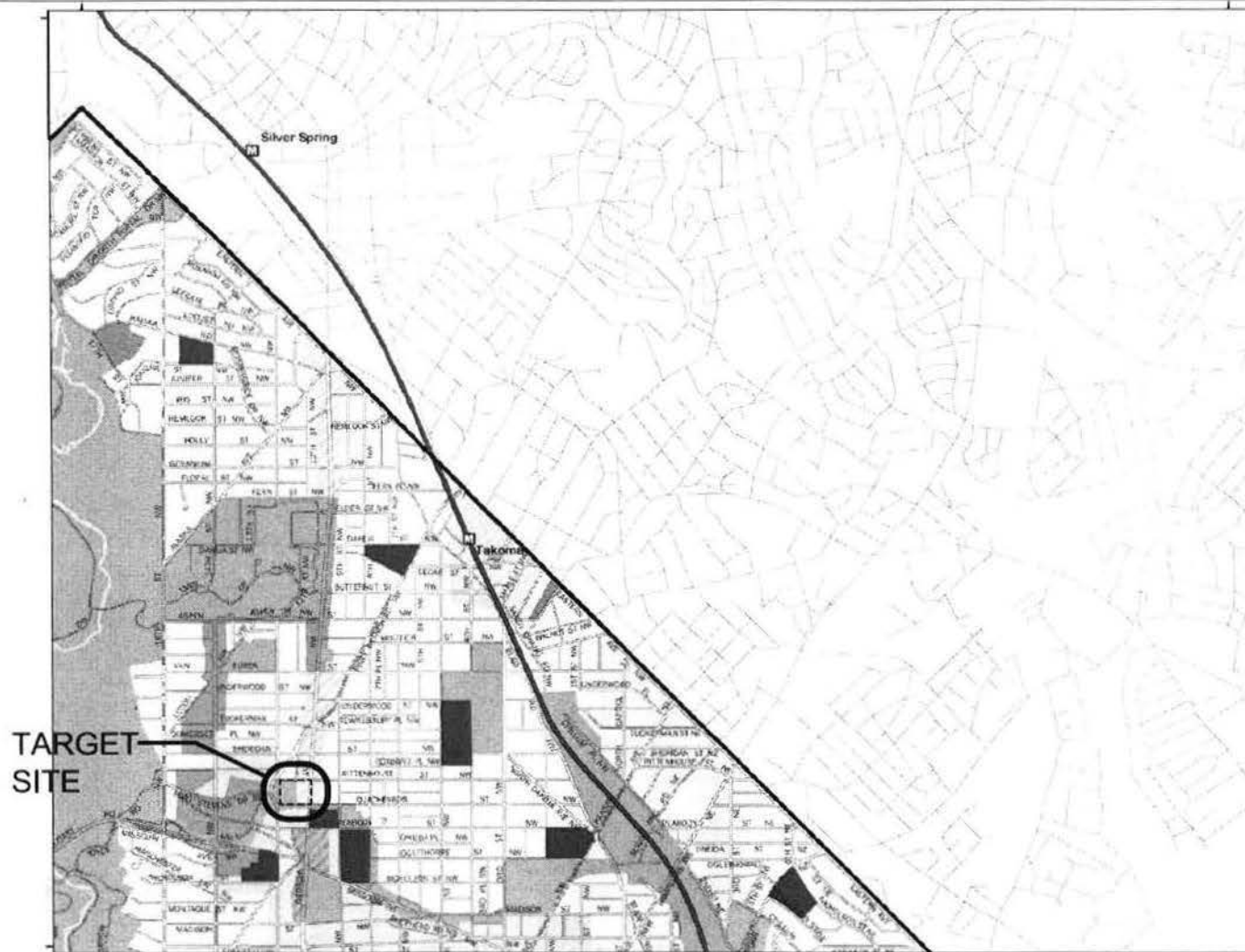
ENLARGED VIEW 2

THE BEACON CENTER

EXISTING CONTEXT PHOTOGRAPHS 3

A0-4A

Comprehensive Plan Future Land Use Map 2

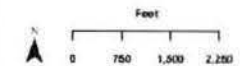


TARGET
SITE

EXISTING LAND USE

THE BEACON CENTER

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation and Open Space
- Mixed Land Use
- WATER



*** Government of the
District of Columbia
Adrian M. Fenty, Mayor

Office of Planning - June, 2007

This map was created for planning
purposes from a variety of sources.
It is neither a survey nor a legal document.
Information provided by other agencies
should be verified with them where appropriate.

The Beacon Center - Summary	27-Feb-09
Gross Square Footage	Lot Area 48,118.00

Building A - Residential					
Floor	Square Footage	Units	Parking Requirement	Use	
Ground Floor					
Res. Off	16,513.95		>3000 sf, 1/300 sf	12	Commercial
Residential Lobby	899.36				Residential
Fire Room	92.00				Residential
Parking	15,436.93				Non-FAR (R)
Core	585.20				Non-FAR (R)
Total GSF	22,568.06				
Intermediate Garage					
Parking	15,431.63				Residential
Core	505.20				Non-FAR (R)
Total GSF	15,936.84				
First Floor					
Senior Housing	14,216.46	17	1 to 6		Residential
Core					
Total GSF	14,216.46				
Second Floor					
Senior Housing	14,216.46	17	1 to 6		Residential
Core					
Total GSF	14,216.46				
Third Floor					
Senior Housing	14,216.46	17	1 to 6		Residential
Core					
Total GSF	14,216.46				
Fourth Floor					
Affordable Housing	14,216.46	16	1 to 2		Residential
Core					
Total GSF	14,216.46				
Totals Bldg A Commercial FAR	5,613.95				
Totals Bldg A Residential FAR	73,261.43				
Total Bldg A FAR	78,875.38				
Total Bldg A GSF	95,362.72	67		29	

Building B - Community					
Floor	Square Footage	Units	Parking Requirement	Use	
Ground Floor					
PRO Office	2733.55		>3000 sf, 1/300 sf	10	Commercial
Church Lobby	595.09				Commercial
PRO Lobby	314.70				Residential
Gymnasium Lobby	443.44				Commercial
Fire Room	100.05				Commercial
Church	221.78				Commercial
Church Access	1379.20				Non-FAR (C)
Parking	10487.26				Non-FAR (R)
Core	296.66				Non-FAR (R)
Total GSF	16,041.73				
Intermediate Garage					
Parking	10183.53				Residential
PRO Lobby	361.06				Residential
Gymnasium Lobby	317.74				Commercial
Church Access	875.66				Non-FAR (C)
Core	266.66				Non-FAR (R)
Total GSF	12,024.65				
First Floor					
Gymnasium	1,442.99				Commercial
Church Offices	1,039.61				Commercial
Total GSF	11,482.80				
Second Floor					
Church Offices	5,841.41				Commercial
Church	754.51				Commercial
Total GSF	6,595.92				
Third Floor					
Transitional Housing	12,221.82	9	1 to 2		Residential
Core					
Total GSF	12,221.82				
Fourth Floor					
Permanent Supportive Housing	12,179.48	15	1 to 2		Residential
Core					
Total GSF	12,179.48				
Totals Bldg B Commercial	23,490.36				
Totals Bldg B Residential	75,280.58				
Total Bldg B FAR	98,770.94				
Total Bldg B GSF	72,046.39	24		23	

Building C - Existing Church					
Floor	Square Footage	Seats	Use		
Basement	4,953.50		Non-FAR (C)		
1st Floor	5,872.13	340	Commercial		
Miscellaneous	2,087.40	160	Non-FAR (C)		
Total Bldg C Commercial FAR	12,913.03				
Total Bldg C GSF	12,913.03	500			
Church Parking					
Existing Church	375	2700 x 58	20		
Proposed Church	500	1750 x 50	1	18	91
Total GSF Bldg A+B+C	180,932.14				

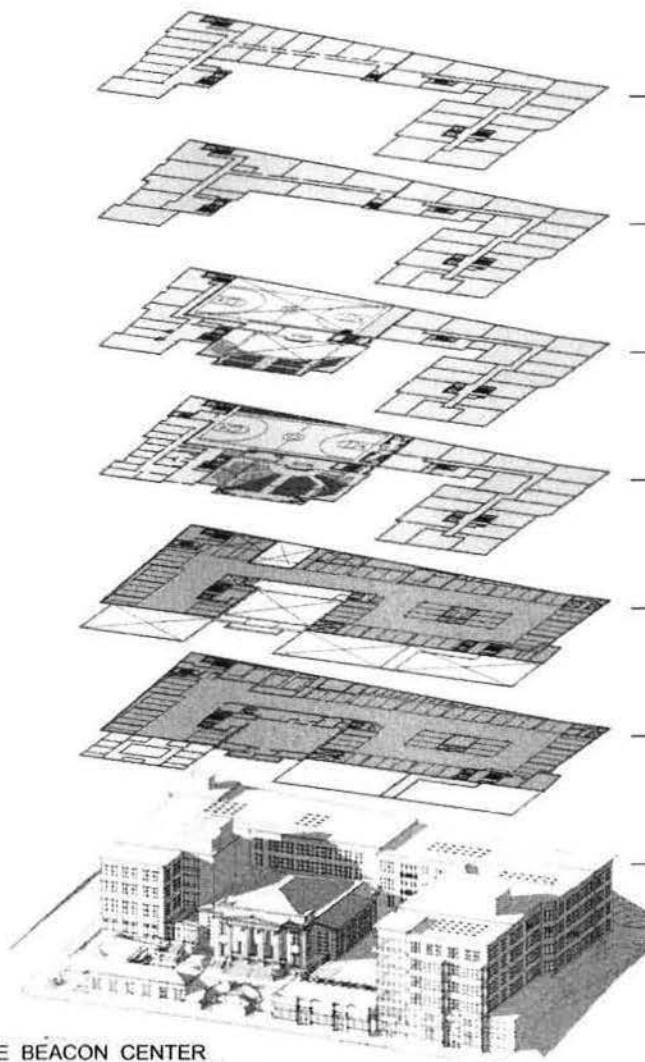
Existing Site Data
Zoning: C-3 A
Square: 2940

Proposed Zoning Summary	C-3-A Standards	Project Specs Bldg A	Project Specs Bldg B	Project Specs Bldg C	Project Specs Total	Relief Granted
Lot Area	48,118.00	2.50	1.22	0.32	2.97	0.47
Total FAR	2.50	1.63	0.49	0.32	2.44	
Commercial FAR	1.5	0.12	0.49	0.32	0.72	
Commercial Square Footage	72,477.00	5,653.95	23,490.36	5,872.13	15,016.44	
Residential FAR	2.5	1.52	0.78	2.25	4.55	
Residential Square Footage	120,795.00	73,261.43	35,280.58	106,542.01	215,084.02	
Gross Floor Area	120,795.00	78,915	58,771	148,558.45	296,244.45	
Height	50 ft	63 ft 4 in	63 ft 4 in	40 ft	63 ft 4 in	13 ft 4 in
Number of stories	none prescribed	4	4	2		
Lot Occupancy	60%					see below
Lot Occupancy SF	28990.80					see below
Rear Yard Setback	15 ft	18 ft 6 in	18 ft 6 in			
Courtyard	Residential - 4m for each ft of bldg ht, min 15 ft	15 ft	15 ft			
Lot Width	none prescribed					
Penthouse Height	18.5 ft	14 ft	14 ft	N/A		
Penthouse FAR	0.37 above FAR	0.01	0.01	N/A	0.02	
Penthouse Area	not more than 1/3 of roof area	1 @ 531.29 sf	1 @ 79.75 sf	N/A	3.09%	
Penthouse Setback	equal to penthouse height	14 ft 4 in	10 ft 11 in	N/A		
Penthouse Setback		4 ft 4 in	0 ft 0 in			5 ft 8 in
Penthouse Setback		1	1	N/A	2	10 ft 0 in
Parking Ratio	see building charts	29	23	12	64	
Handicapped Parking		6				
Van Parking		1				

Lot Occupancy	Gross Square Footage	Percentage of Lot Occupancy	Relief Requested	Percentage
Lot Area	48,118.00			
Ground Floor	44,063.87	91.24%		
Intermediate Garage	44,063.87	91.24%		
First Floor (place level)	33,245.38	68.81%	4254.58	8.81%
Second Floor	32,796.64	67.80%	3806.64	7.80%
Third Floor	26,439.08	54.72%		
Fourth Floor	26,396.86	54.63%		

Loading	Required Ratio	Required Residential	Provided	Relief Requested
Birth	1 @ 30 ft deep	1 @ 55 ft deep	2 @ 20 ft deep	Continued loading and delivery facility
Platform	1 @ 100 ft	1 @ 200 ft	2 @ 125 ft	
Service/Delivery		1 @ 20 ft deep		

Parking Totals/Garage	Square Footage	Spaces	Van Spaces	Handicapped Spaces	Use
Parking Level Ground Floor	25,924.19	48	5	3	Residential
Parking Level Intermediate	25,587.16	48	5	5	Residential
Totals	51,511.35	96	10		
Parking Required		94			
Parking Provided		96			



FOURTH FLOOR

	SQUARE FOOTAGE	PERCENTAGE/FAR
LOT OCCUPANCY	26,396.86 SF	54.63%
RESIDENTIAL FAR	25,396.86 SF	0.55
COMMERCIAL FAR	0 SF	0

THIRD FLOOR

LOT OCCUPANCY	26,439.08 SF	54.72%
RESIDENTIAL FAR	26,439.08 SF	0.55
COMMERCIAL FAR	0 SF	0

SECOND FLOOR

LOT OCCUPANCY	32,799.64 SF	67.88%
RESIDENTIAL FAR	14,216.46 SF	0.29
COMMERCIAL FAR	6,595.92 SF	0.14
MEZZANINE - NON FAR	2,097.40 SF	0

FIRST FLOOR

LOT OCCUPANCY	33,745.38 SF	68.81%
RESIDENTIAL FAR	14,216.46 SF	0.29
COMMERCIAL FAR	14,482.80 SF	0.28

INTERMEDIATE GARAGE

LOT OCCUPANCY	44,063.87 SF	91.24%
RESIDENTIAL FAR	25,968.22 SF	0.54
COMMERCIAL FAR	317.74 SF	0.01

GROUND FLOOR

LOT OCCUPANCY	44,063.87 SF	91.24%
RESIDENTIAL FAR	1,306.66 SF	0.03
COMMERCIAL FAR	9,526.08 SF	0.20
GARAGE - NON FAR	25,824.19 SF	0

LOT AREA FAR

	48,318.00 SF	
RESIDENTIAL	108,543.06 SF	2.25
COMMERCIAL	35,016.44 SF	0.72
TOTAL	143,176.90 SF	2.97

LEGEND

- SENIOR
- AFFORDABLE
- TRANSITIONAL
- PSH
- CHURCH
- CHURCH OFFICE
- EBOL OFFICE
- GYMNASIUM
- RETAIL
- GARAGE
- OPEN TO BELOW

ZONING ANALYSIS DIAGRAM

THE BEACON CENTER

A0-6A



RITTENHOUSE STREET, N.W.
60' WIDE PUBLIC STREET



A&T LOTS 801, 802,
808 & 813
SQUARE 2940
TOTAL AREA
48,318 SQ. FT. OR
1.10923 ACRES (REC.)

GEORGIA AVENUE, N.W.
90' WIDE PUBLIC STREET

QUACKENBOS STREET, N.W.
90' WIDE PUBLIC STREET



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

- 1.) THE SUBJECT PROPERTIES ARE IDENTIFIED IN THE RECORDS OF THE ASSESSMENT AND TAXATION OFFICE OF THE DISTRICT OF COLUMBIA AS:
 - 2940 801 (8104 GEORGIA AVENUE, N.W.)
 - 2940 802 (8104 GEORGIA AVENUE, N.W.)
 - 2940 808 (GEORGIA AVENUE, N.W.)
 - 2940 813 (8120 GEORGIA AVENUE, N.W.)
- 2.) A "SURVEY TO MARK" OF THE LOTS SHOWN HEREON HAS BEEN PERFORMED AND IS CURRENTLY BEING REVIEWED FOR RECORDATION BY THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA. RECORD INFORMATION MAY CHANGE AT THE TIME OF RECORDATION.
- 3.) THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO RECORD AS SHOWN ON SURVEY PAPERS RECORDED AMONG THE RECORD OF THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.

AREA TABULATION:

A&T LOT 801	9,325 SQ. FT.
A&T LOT 802	20,139 SQ. FT.
A&T LOT 808	9,189 SQ. FT.
A&T LOT 813	9,055 SQ. FT.
TOTAL AREA	48,318 SQ. FT.

EXHIBIT SHOWING
COMBINATION OF LOTS
A&T LOTS 801 & 802 A&T PLAT 1568
A&T LOT 808 A&T PLAT 1668
A&T LOT 813 A&T PLAT 3634-D
SQUARE 2940

WASHINGTON, D.C.
SCALE: 1"=30' DATE: FEBRUARY 12, 2008



PROJECT COORDINATOR: SONCE CHARLES
E-MAIL: charles@sonce.com
PROJECT NO.: 2008-0001
DATE: 2/12/08
SHEET NO.: C-3

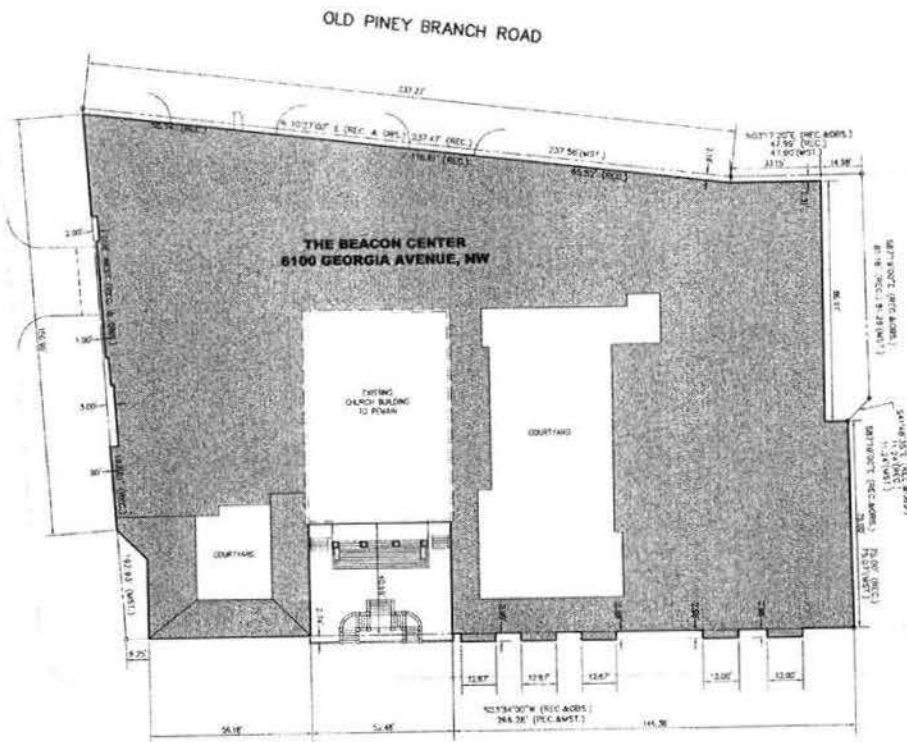
THE BEACON CENTER
6100 GEORGIA AVENUE NW
A&T LOTS 801, 802, 808 AND 813
WASHINGTON, D.C.

BZA
SURVEY PLAT

VKA CAPITOL
REVISIONS

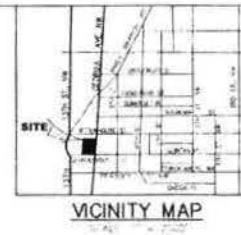
BZA SUBMISSION
DATE: NOV 2008
DES: CMB
SC: CAD
SCALE: 1"=30'
PROJECT/FILE NO.: 2008-0001
SHEET NO.: C-3

QUACKENBOS STREET, N.W.
90' WIDE PUBLIC STREET



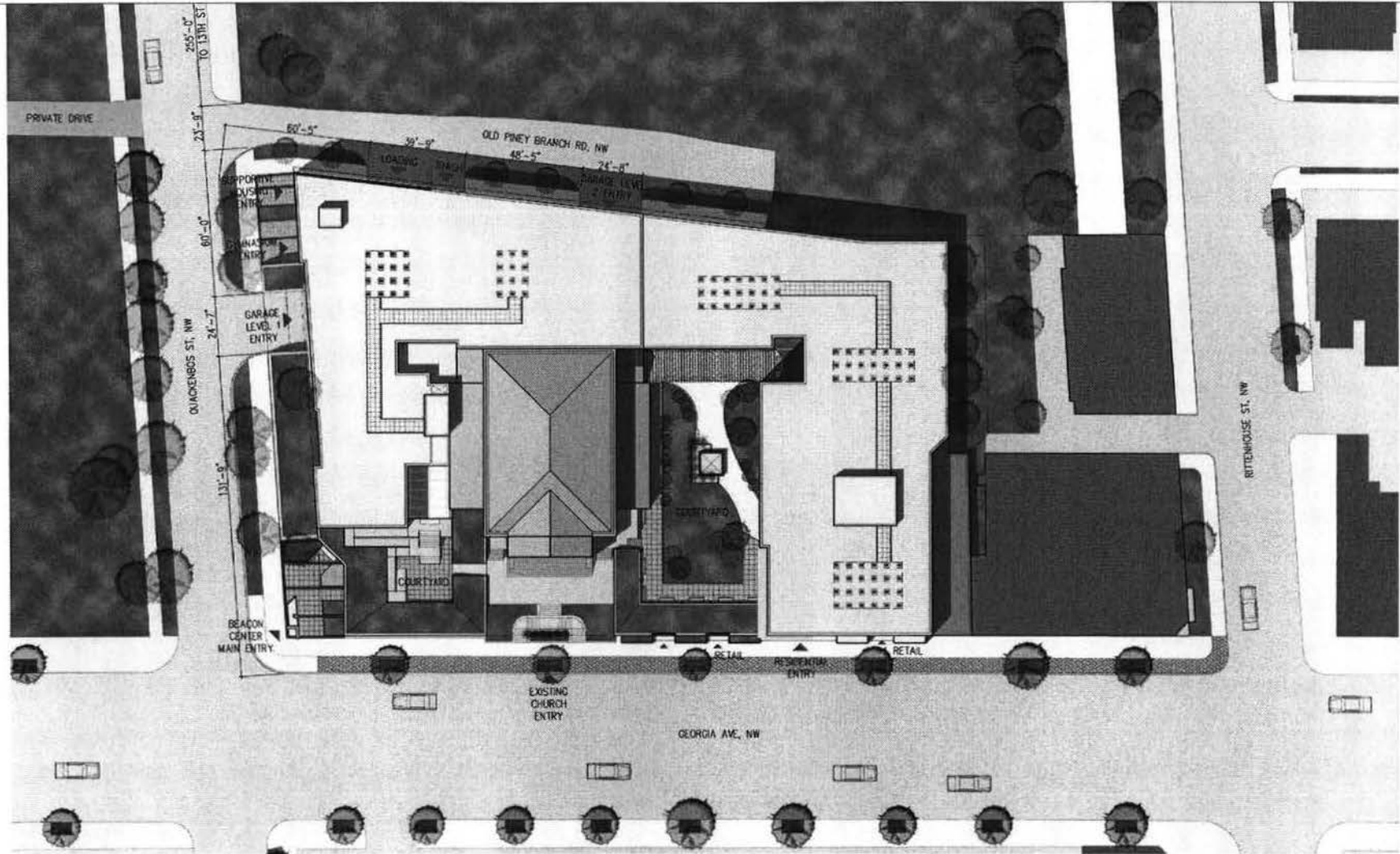
GEORGIA AVENUE, N.W.
90' WIDE PUBLIC STREET

RITTENHOUSE STREET, N.W.
90' WIDE PUBLIC STREET



FOR EXAMINATION OF UTILITIES CALL
811 OR 1-800-281-1111 FOR LOCATION TO
BE 48 HOURS IN ADVANCE OF ANY
WORK OR TOWNE DUTY.

PROJECT LOCATION: 6100 GEORGIA AVENUE, N.W. WASHINGTON, D.C. 20002 DATE: 11/11/2011 BY: [Signature] FOR: [Signature]	THE BEACON CENTER 6100 GEORGIA AVENUE NW AS-1 LOT 15 (15,000 SQ. FT.) AND 813 SQUARE 2340 WASHINGTON, D.C.	BZA BUILDING PLAT	AREA: CAPITAL REVISIONS: <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> <tr> <td>1</td> <td>11/11/2011</td> <td>SC</td> <td>PREPARED FOR SUBMISSION</td> </tr> <tr> <td>2</td> <td>11/11/2011</td> <td>SC</td> <td>FOR EXAMINATION</td> </tr> <tr> <td>3</td> <td>11/11/2011</td> <td>SC</td> <td>FOR EXAMINATION</td> </tr> <tr> <td>4</td> <td>11/11/2011</td> <td>SC</td> <td>FOR EXAMINATION</td> </tr> <tr> <td>5</td> <td>11/11/2011</td> <td>SC</td> <td>FOR EXAMINATION</td> </tr> <tr> <td>6</td> <td>11/11/2011</td> <td>SC</td> <td>FOR EXAMINATION</td> </tr> <tr> <td>7</td> <td>11/11/2011</td> <td>SC</td> <td>FOR EXAMINATION</td> </tr> <tr> <td>8</td> <td>11/11/2011</td> <td>SC</td> <td>FOR EXAMINATION</td> </tr> <tr> <td>9</td> <td>11/11/2011</td> <td>SC</td> <td>FOR EXAMINATION</td> </tr> <tr> <td>10</td> <td>11/11/2011</td> <td>SC</td> <td>FOR EXAMINATION</td> </tr> <tr> <td>11</td> <td>11/11/2011</td> <td>SC</td> <td>FOR 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THE BEACON CENTER

RENDERED SITE PLAN
SCALE 1" = 40'-0"

PGW ARCHITECTS, PLLC
1617 M Street, NW Washington, DC 20036
Architects, P.C.

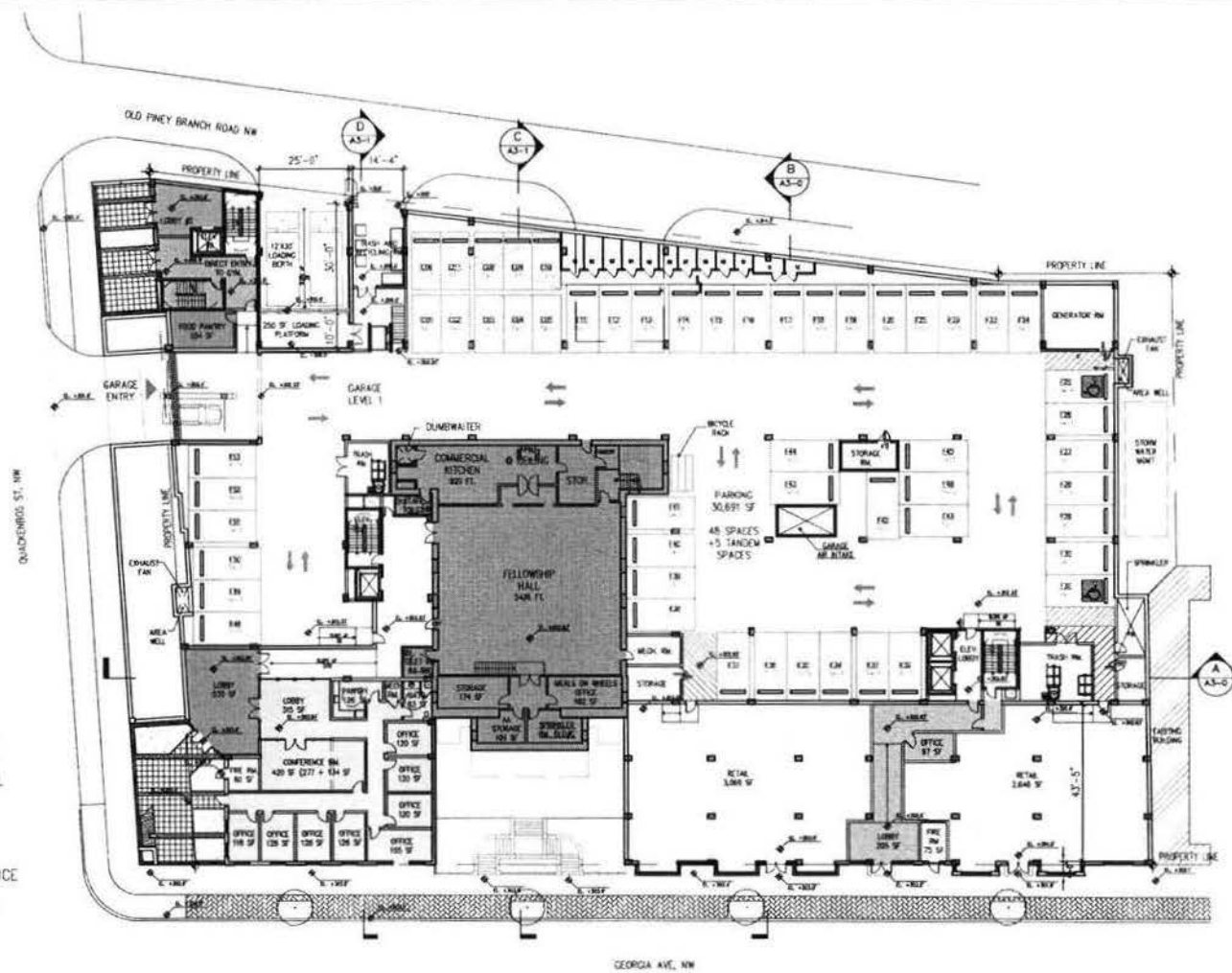
0' 10' 20' 40' N

FEBRUARY 27, 2009

A0-8

LEGEND

- SENIOR
- AFFORDABLE
- TRANSITIONAL
- PSH
- CHURCH
- CHURCH OFFICE
- EBOL OFFICE
- GYMNASIUM
- RETAIL

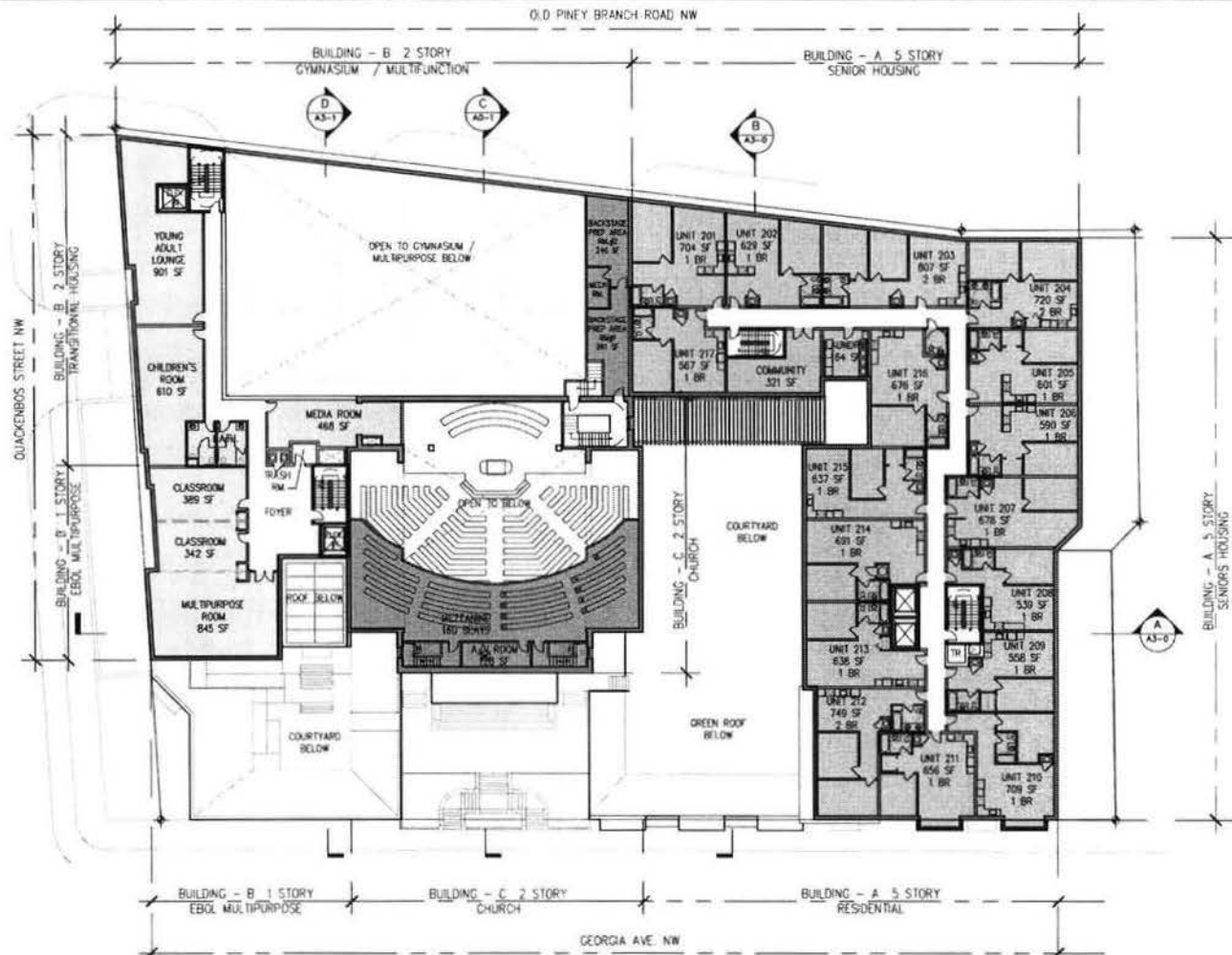


THE BEACON CENTER

PGN ARCHITECTS, PLLC
1817 N Street, NW Washington, DC 20006
Architects, PLLC

ZONING REQUIREMENTS LOT AREA - 48,318 SF SQUARE NUMBER - 2940 ZONING DISTRICT - C-2-A ALLOWABLE LOT OCC. 60% MAX. BLDG. HEIGHT - 50 FT ALLOWABLE F.A.R. FAR = 2.5 FOR RESIDENTIAL FAR = 1.5 FOR OTHER USES	
BLDG A - RESIDENTIAL - SENIOR 42,651 SF 51 UNITS: - 42 X 1BR - 9 X 2BR - AFFORDABLE 14,218 SF 16 UNITS: - 12 X 1BR - 2 X 2BR - 2 X 3BR - RETAIL 5,654 SF TOTAL = 62,523 SF (67 UNITS)	
BLDG B - COMMUNITY - CHURCH OFF. 10,881 SF - CHURCH 1,571 SF - EBOL OFFICES 2,734 SF - GYMNASIUM 7,443 SF - TRANSITIONAL 12,221 SF 9 UNITS: - 3 X 1BR - 4 X 2BR - 2 X 3BR - PSH 12,179 SF 15 UNITS: - 15 X EFF. TOTAL = 47,029 SF (24 UNITS)	
BLDG C - CHURCH - BASEMENT 4,954 SF - MAIN FLOOR 5,872 SF - MEZZANINE 2,097 SF 500 PEOPLE TOTAL = 12,923 SF	
RETAIL TOTAL = 5,654 SF	
PARKING 25,924 + 25,587 SF (G1+G2) TOTAL = 51,511 SF 48+48 SPACES (G1+G2) - 96 REGULAR SPACES - 10 TANDEM SPACES (5+5) TOTAL = 106 SPACES	
A1-0	
FEBRUARY 27, 2009	

- LEGEND**
- SENIOR
 - AFFORDABLE
 - TRANSITIONAL
 - PSH
 - CHURCH
 - CHURCH OFFICE
 - EBOL OFFICE
 - GYMNASIUM
 - RETAIL



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

ZONING REQUIREMENTS
 LOT AREA - 48,318 SF
 SQUARE NUMBER - 2940
 ZONING DISTRICT - C-2-A
 ALLOWABLE LOT OCC. 60%
 MAX. BLDG. HEIGHT - 50 FT
 ALLOWABLE F.A.R.
 FAR = 2.5 FOR RESIDENTIAL
 FAR = 1.5 FOR OTHER USES

BLDG A - RESIDENTIAL
 - SENIOR 42,651 SF
 51 UNITS:
 - 42 X 1BR
 - 9 X 2BR
 - AFFORDABLE 14,218 SF
 16 UNITS:
 - 12 X 1BR
 - 2 X 2BR
 - 2 X 3BR
 - RETAIL 5,654 SF
TOTAL = 62,523 SF (67 UNITS)

BLDG B - COMMUNITY
 - CHURCH OFF, 10,881 SF
 - CHURCH 1,571 SF
 - EBOL OFFICES 2,734 SF
 - GYMNASIUM 7,443 SF
 - TRANSITIONAL 12,221 SF
 9 UNITS:
 - 3 X 1BR
 - 4 X 2BR
 - 2 X 3BR
 - PSH 12,179 SF
 15 UNITS:
 - 15 X EFF.
TOTAL = 47,029 SF (24 UNITS)

BLDG C - CHURCH
 - BASEMENT 4,954 SF
 - MAIN FLOOR 5,872 SF
 - MEZZANINE 2,097 SF
 500 PEOPLE
TOTAL = 12,923 SF

RETAIL
TOTAL = 5,654 SF

PARKING
 25,924 + 25,587 SF (G1+G2)
TOTAL = 51,511 SF
 48+48 SPACES (G1+G2)
 - 96 REGULAR SPACES
 - 10 TANDEM SPACES (5+5)
TOTAL = 106 SPACES

THE BEACON CENTER

PON ARCHITECTS, PLLC
 1917 R Street, NW
 Washington, DC 20006
 Architects, Pllc

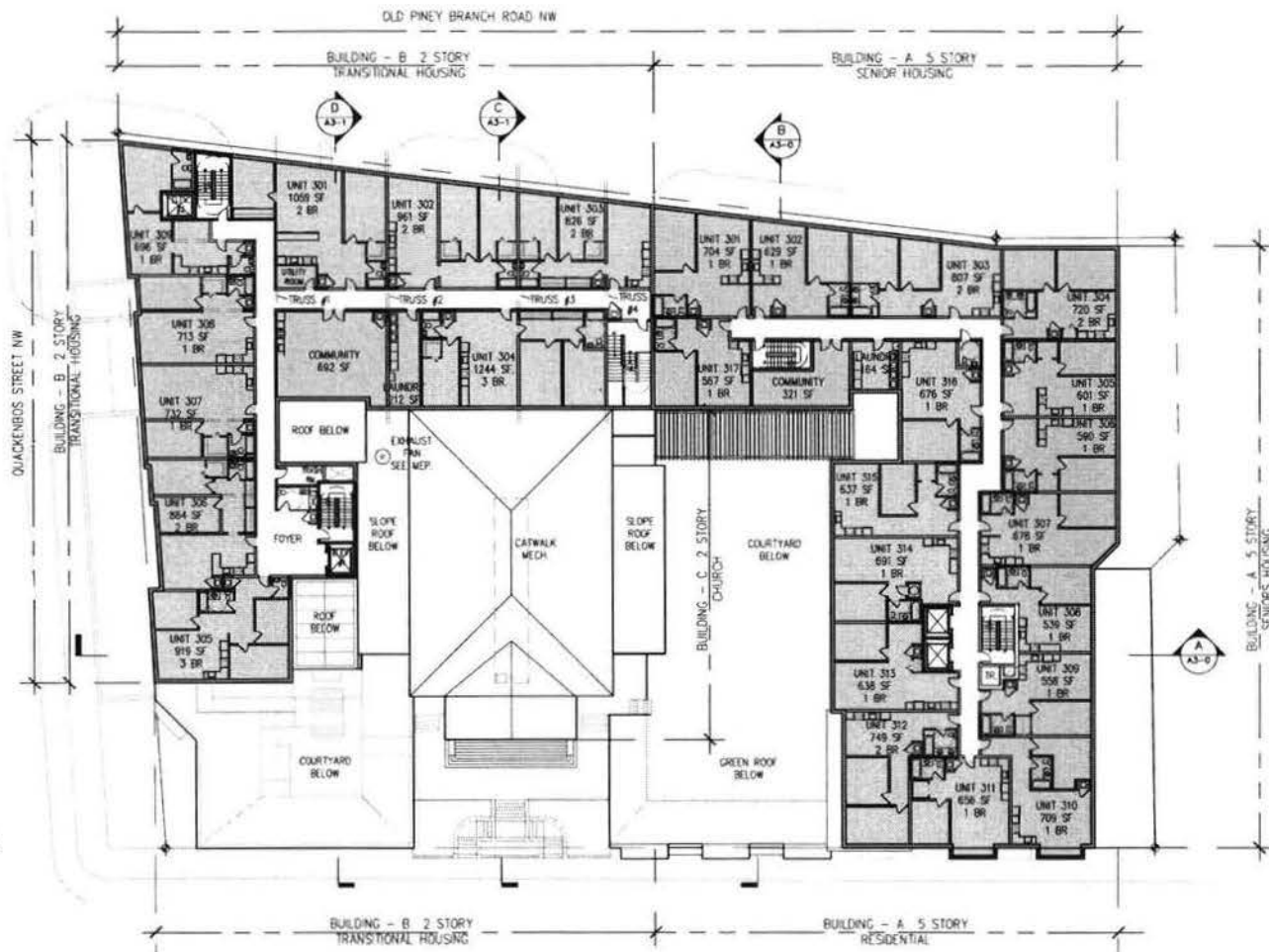


FEBRUARY 27, 2009

A1-3

LEGEND

- SEN-OR
- AFFORDABLE
- TRANSITIONAL
- PSH
- CHURCH
- CHURCH OFFICE
- EBOL OFFICE
- GYMNASIUM
- RETAIL



THIRD FLOOR PLAN
SCALE 1/8"=1'-0"

THE BEACON CENTER

PGN ARCHITECTS, PLLC
1417 N Street, NW Washington, DC 20005
Architects, Pllc



ZONING REQUIREMENTS
LOT AREA - 48,318 SF.
SQUARE NUMBER - 2940
ZONING DISTRICT - C-2-A
ALLOWABLE LOT OCC. 60%
MAX. BLDG. HEIGHT - 50 FT
ALLOWABLE F.A.R.
FAR = 2.5 FOR RESIDENTIAL
FAR = 1.5 FOR OTHER USES

BLDG A - RESIDENTIAL
- SENIOR 42,651 SF
51 UNITS:
- 42 X 1BR
- 9 X 2BR
- AFFORDABLE 14,218 SF
16 UNITS:
- 12 X 1BR
- 2 X 2BR
- 2 X 3BR
- RETAIL 5,654 SF
TOTAL = 62,523 SF (67 UNITS)

BLDG B - COMMUNITY
- CHURCH OFF. 10,881 SF
- CHURCH 1,571 SF
- EBOL OFFICES 2,734 SF
- GYMNASIUM 7,443 SF
- TRANSITIONAL 12,221 SF
9 UNITS:
- 3 X 1BR
- 4 X 2BR
- 2 X 3BR
- PSH 12,179 SF
15 UNITS:
- 15 X EFF.
TOTAL = 47,029 SF (24 UNITS)

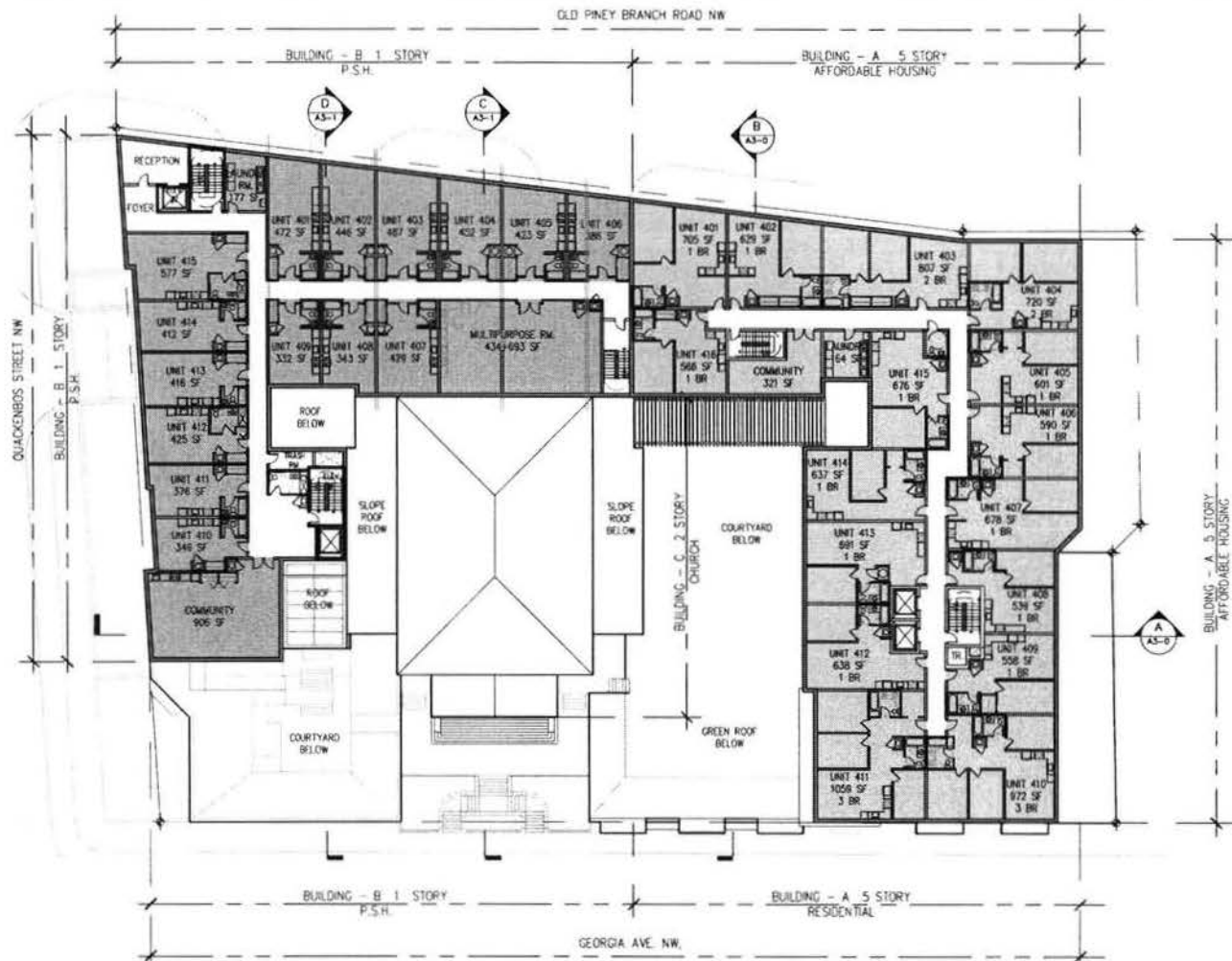
BLDG C - CHURCH
- BASEMENT 4,954 SF
- MAIN FLOOR 5,872 SF
- MEZZANINE 2,097 SF
500 PEOPLE
TOTAL = 12,923 SF

RETAIL
TOTAL = 5,654 SF

PARKING
25,924 + 25,587 SF (G1+G2)
TOTAL = 51,511 SF
48+48 SPACES (G1+G2)
- 96 REGULAR SPACES
- 10 TANDEM SPACES (5+5)
TOTAL = 106 SPACES

A14

FEBRUARY 27, 2009



LEGEND

- SENIOR
- AFFORDABLE
- TRANSITIONAL
- PSH
- CHURCH
- CHURCH OFFICE
- EBOL OFFICE
- GYMNASIUM
- RETAIL

THE BEACON CENTER

FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"



ZONING REQUIREMENTS
LOT AREA - 48,318 SF
SQUARE NUMBER - 2940
ZONING DISTRICT - C-2-A
ALLOWABLE LOT OCC. 60%
MAX. BLDG. HEIGHT - 50 FT
ALLOWABLE F.A.R.
FAR = 2.5 FOR RESIDENTIAL
FAR = 1.5 FOR OTHER USES

BLDG A - RESIDENTIAL
- SENIOR 42,651 SF
51 UNITS:
- 42 X 1BR
- 9 X 2BR
- AFFORDABLE 14,218 SF
16 UNITS:
- 12 X 1BR
- 2 X 2BR
- 2 X 3BR
- RETAIL 5,654 SF
TOTAL = 62,523 SF (67 UNITS)

BLDG B - COMMUNITY
- CHURCH OFF. 10,881 SF
- CHURCH 1,571 SF
- EBOL OFFICES 2,734 SF
- GYMNASIUM 7,443 SF
- TRANSITIONAL 12,221 SF
9 UNITS:
- 3 X 1BR
- 4 X 2BR
- 2 X 3BR
- PSH 12,179 SF
15 UNITS:
- 15 X EFF.
TOTAL = 47,029 SF (24 UNITS)

BLDG C - CHURCH
- BASEMENT 4,954 SF
- MAIN FLOOR 5,872 SF
- MEZZANINE 2,097 SF
500 PEOPLE
TOTAL = 12,923 SF

RETAIL
TOTAL = 5,654 SF

PARKING
25,924 + 25,587 SF (G1+G2)
TOTAL = 51,511 SF
48+48 SPACES (G1+G2)
- 96 REGULAR SPACES
- 10 TANDEM SPACES (5+5)

TOTAL = 106 SPACES



A1-5

FEBRUARY 27, 2009



THE BEACON CENTER

PERSPECTIVE

A2-0



THE BEACON CENTER

PERSPECTIVE

A2-0A

PGN ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
Architects, PLLC

DECEMBER 28, 2009



THE BEACON CENTER

PERSPECTIVE

A2-0B



THE BEACON CENTER

RENDERED ELEVATION - GEORGIA AVE
SCALE 3/8" = 1'-0"



FEBRUARY 27, 2009

A2-1A



THE BEACON CENTER

RENDERED ELEVATION - QUACKENBOS
SCALE 1/8"=1'-0"

PGH ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
Architects, PLLC

FEBRUARY 27, 2009

A2-2A



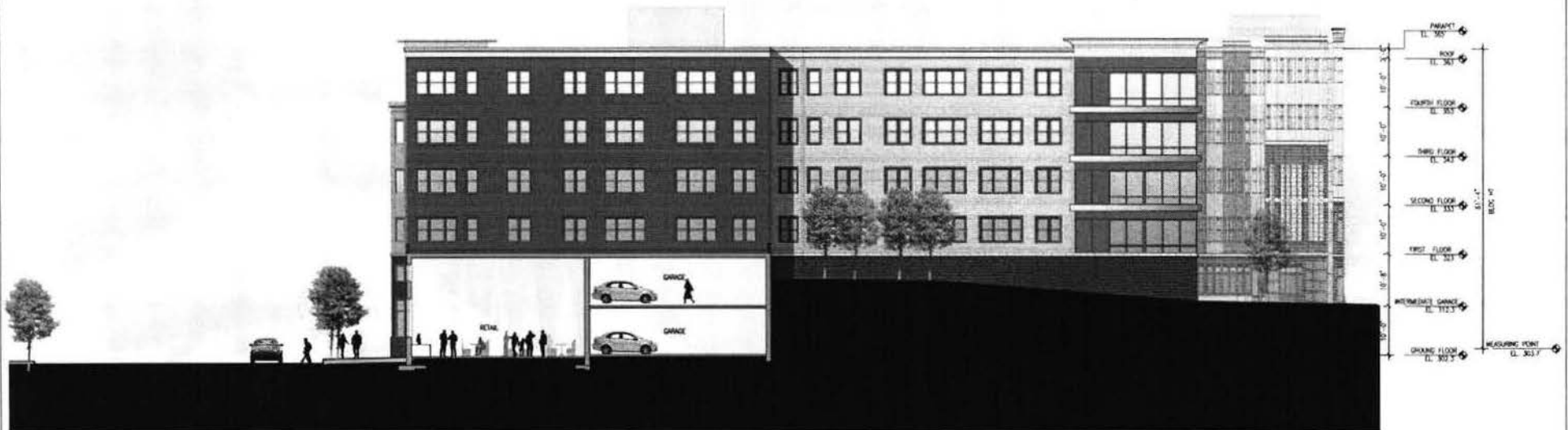
THE BEACON CENTER

01
A2-3A ELEVATION - OLD PINEY BRANCH ROAD
SCALE: 1" = 20'-0"

A2-3A

PGN ARCHITECTS, PLLC
1417 M Street, NW Washington, DC 20005
Architects, PLLC

DECEMBER 21, 2009



THE BEACON CENTER

01 RENDERED ELEVATION - RITTENHOUSE
A2-4A SCALE: 1" = 30'-0"

PGW ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
Architects, Pllc

DECEMBER 21, 2009

A2-4A

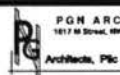


SCALE: 3/32" = 1'-0"

THE BEACON CENTER

RENDERED ELEVATION - CHURCH
SCALE 3/32" = 1'-0"

A2-5A



PGM ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036

Architects, PLLC

FEBRUARY 27, 2009



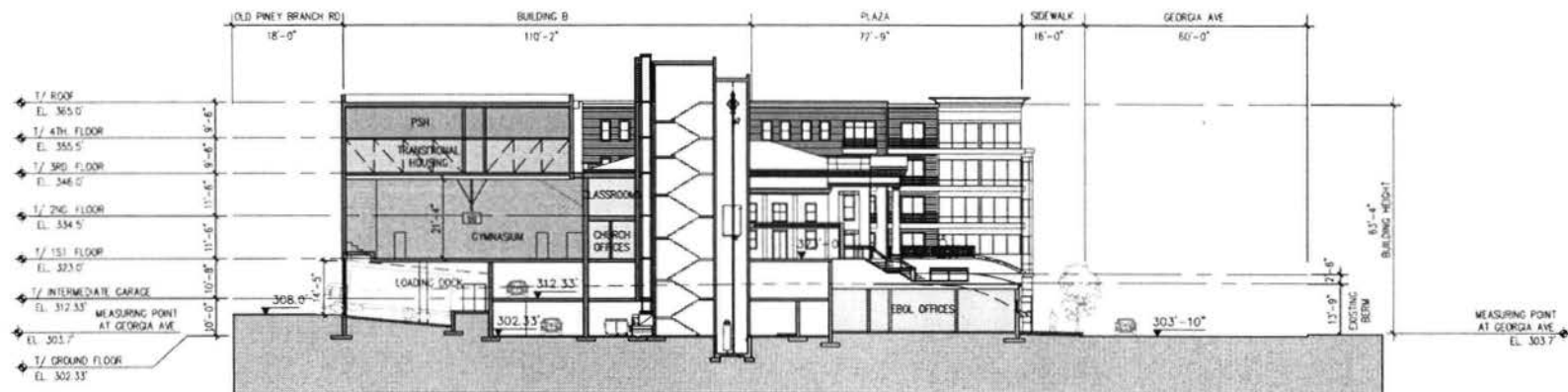
THE BEACON CENTER

02
A2-6A RENDERED ELEVATION - COURTYARD
SCALE: 1" = 20'-0"

PGN ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
Architects, PLLC

FEBRUARY 27, 2008

A2-6A

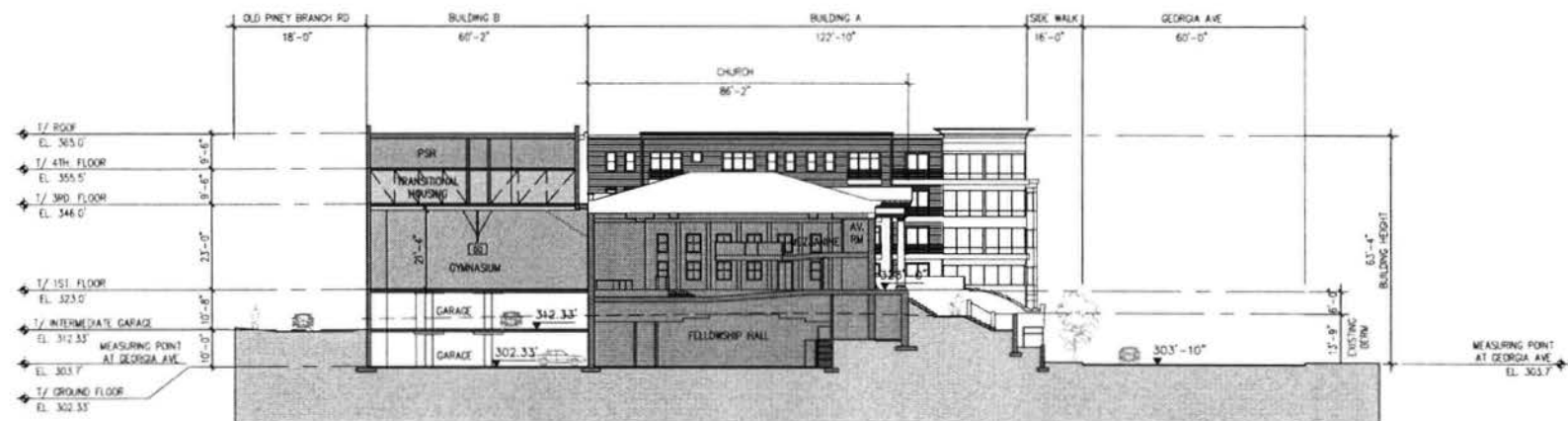


SECTION D

SCALE 3/8"=1'-0"

LEGEND

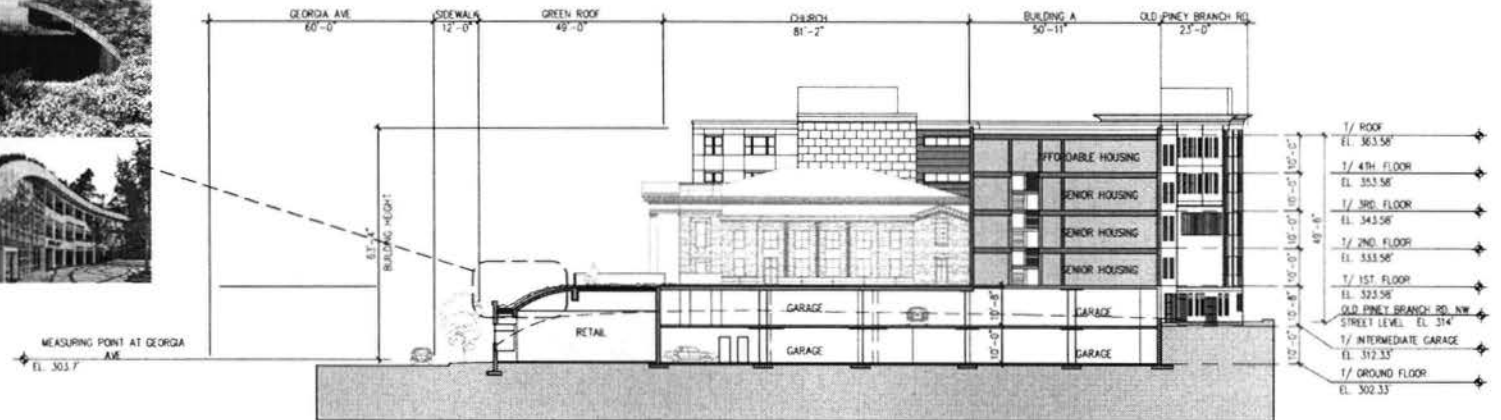
- SENIOR
- AFFORDABLE
- TRANSITIONAL
- PSN
- CHURCH
- CHURCH OFFICE
- EBOL OFFICE
- GYMNASIUM
- RETAIL



SECTION C

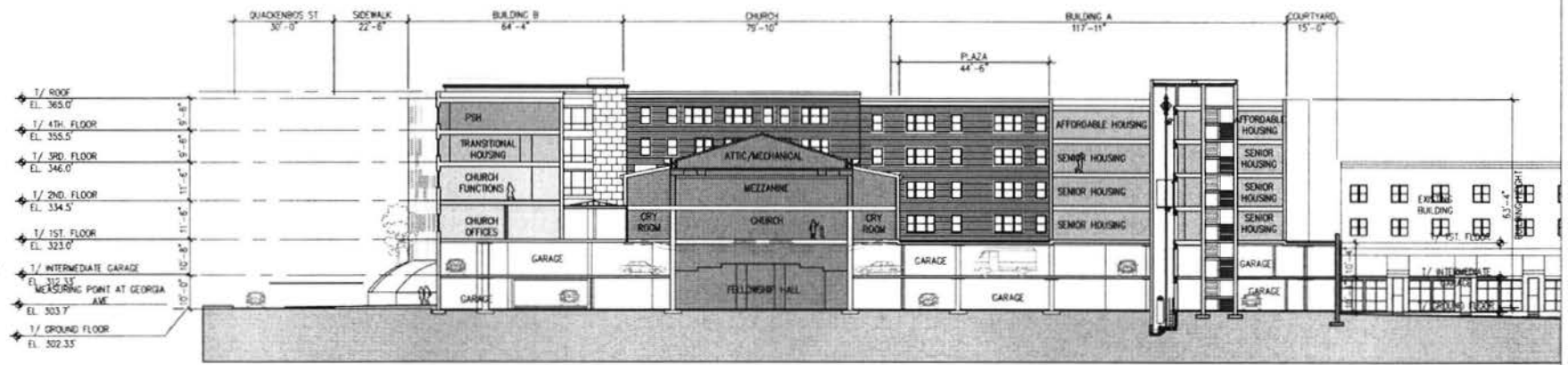
SCALE 3/8"=1'-0"

THE BEACON CENTER



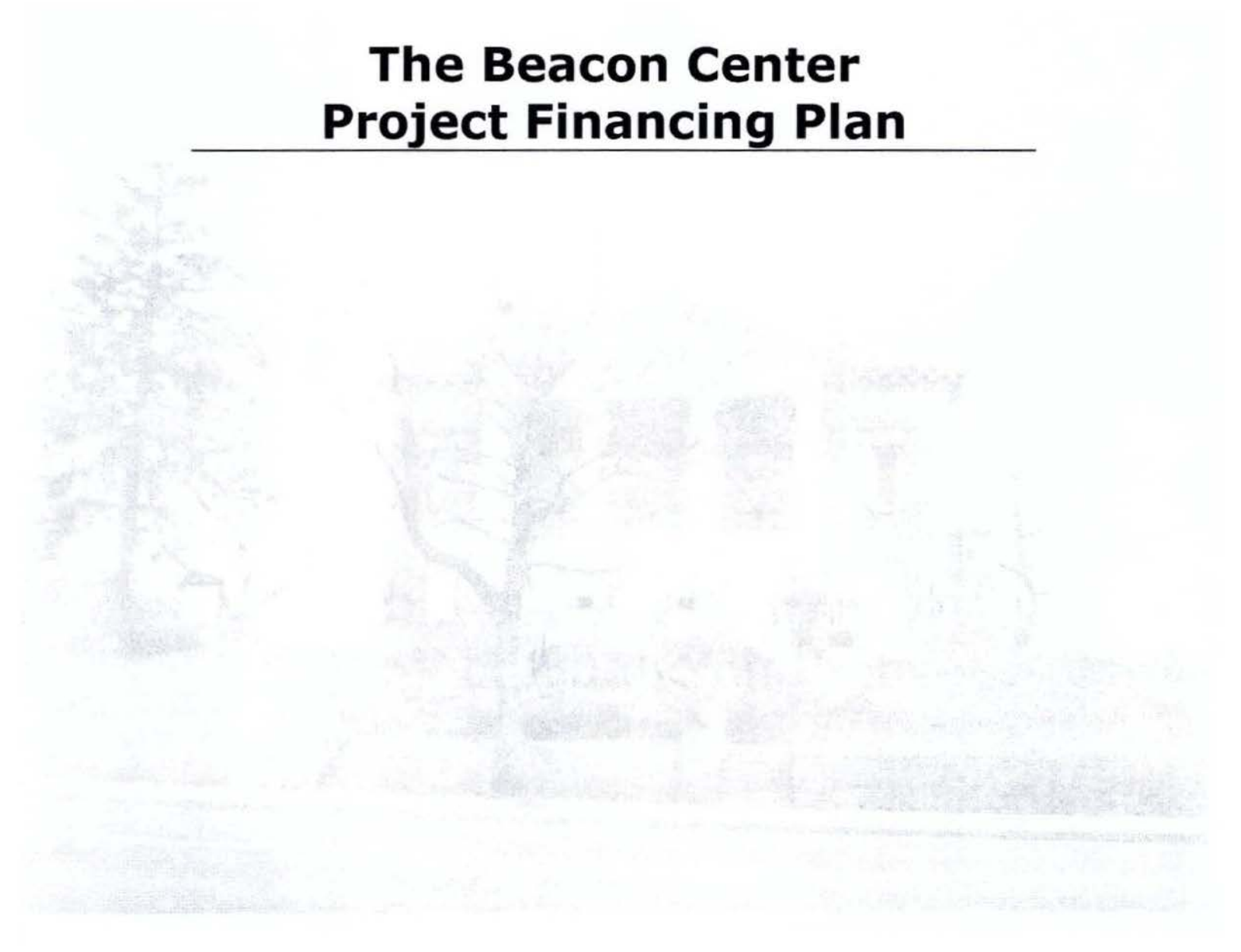
LEGEND

- SENIOR
- AFFORDABLE
- TRANSITIONAL
- PSH
- CHURCH
- CHURCH OFFICE
- EBOL OFFICE
- GYMNASIUM
- RETAIL



THE BEACON CENTER

The Beacon Center Project Financing Plan



The Beacon Center Financing Summary

March 2011

Building A

The senior/family housing building will incorporate 9% tax credit financing and a conventional construction/permanent loan. In addition, the retail condo will be financed with New Markets Tax Credits.

BUILDING A						
USES	AMOUNT	PSF		SOURCES		PSF
ACQUISITION	\$ 3,127,532	\$ 41.16		NMTC's-Retail Mortgage	\$ 989,394	\$ 13.02
CONSTRUCTION	\$ 11,201,271	\$ 147.40		Mortgage- First Trust	\$ 3,946,792	\$ 51.94
PARKING-BELOW GRADE	\$ 1,661,276	\$ 21.86		9% Tax Credits	\$ 13,998,600	\$ 184.21
PARKING-ABOVE GRADE	\$ -	\$ -		City Subsidy	\$ -	\$ -
SURFACE PARKING	\$ -	\$ -		NIF Grant	\$ 480,000	\$ 6.32
PERMITS/TESTING	\$ 231,500	\$ 3.05		NIF Grant II	\$ 480,000	\$ 6.32
UTILITIES/BONDS	\$ 133,280	\$ 1.75		Deferred Fee	\$ 1,030,802	\$ 13.56
PROFESSIONAL Fees	\$ 824,000	\$ 10.84		Church Equity	\$ -	\$ -
INSURANCE AND TAXES	\$ 153,000	\$ 2.01		Retail Equity	\$ 329,798	\$ 4.34
LEGAL, FINANCE, OTHER	\$ 1,092,517	\$ 14.38		GAP/(SURPLUS)	\$ (10)	\$ (0.00)
MARKETING	\$ 231,000	\$ 3.04				
MISCELLANEOUS	\$ 400,000	\$ 5.26				
DEVELOPER FEE	\$ 2,200,000	\$ 28.95				
TOTAL	\$ 21,255,376	\$ 279.71		TOTAL	\$ 21,255,376	\$ 279.71

Building B

The transitional housing/permanent supportive housing building will be financed with HUD supportive housing program funds (both capital and operating), equity provided by the Emory United Methodist Church for its office space and housing/commercial subsidy provided by the Department of Planning and Economic Development for the balance of uses.

Building B cont.

BUILDING B					
USES		PSF		SOURCES	PSF
ACQUISITION	\$ 13,000	\$ 0.25		First Mortgage	\$ 2,131,021 \$ 40.87
CONSTRUCTION	\$ 6,142,805	\$ 117.80		City Subsidy	\$ 5,470,348 \$ 104.91
PARKING-BELOW GRADE	\$ 920,000	\$ 17.64		Shelter Plus Care	\$ - \$ -
PARKING-ABOVE GRADE	\$ -	\$ -		NIF Grant	\$ 270,000 \$ 5.18
SURFACE PARKING	\$ -	\$ -		NIF Grant II	\$ 270,000 \$ 5.18
PERMITS/TESTING	\$ 155,000	\$ 2.97		Church Equity	\$ 1,009,170 \$ 19.35
UTILITIES/BONDS	\$ 32,500	\$ 0.62		GAP/(SURPLUS)	\$ 0 \$ 0.00
PROFESSIONAL Fees	\$ 331,234	\$ 6.35			
INSURANCE AND TAXES	\$ 48,000	\$ 0.92			
LEGAL, FINANCE, OTHER	\$ 270,000	\$ 5.18			
MARKETING/HUMAN CAPITAL	\$ 113,000	\$ 2.17			
MISCELLANEOUS	\$ 100,000	\$ 1.92			
DEVELOPER FEE	\$ 1,025,000	\$ 19.66			
TOTAL	\$ 9,150,540	\$ 175.48		TOTAL	\$ 9,150,540 \$ 175.48

Building C

The renovation of Emory United Methodist Church will be financed with a conventional construction conversion to permanent mortgage loan and equity provided by Emory United Methodist Church.

USES		PSF		SOURCES	PSF
ACQUISITION	\$ 13,000	\$ 0.48		Mortgage	\$ 3,705,617 \$ 137.15
CONSTRUCTION	\$ 3,423,028	\$ 126.69		Church Equity	\$ 2,470,411 \$ 91.43
PARKING-BELOW GRADE	\$ 1,600,000	\$ 59.22		NIF Grant	\$ - \$ -
SURFACE PARKING	\$ -	\$ -		Deferred Fee	\$ - \$ -
PERMITS/TESTING	\$ 52,000	\$ 1.92		GAP/(SURPLUS)	\$ - \$ -
UTILITIES/BONDS	\$ 500	\$ 0.02		TOTAL	\$ 6,176,028 \$ 228.58
PROFESSIONAL Fees	\$ 161,500	\$ 5.98			
INSURANCE AND TAXES	\$ 43,000	\$ 1.59			
LEGAL, FINANCE, OTHER	\$ 325,000	\$ 12.03			
MARKETING	\$ 8,000	\$ 0.30			
MISCELLANEOUS	\$ 100,000	\$ 3.70			
DEVELOPER FEE	\$ 450,000	\$ 16.65			
TOTAL	\$ 6,176,028	\$ 228.58			

SUMMARY

Below are the rolled-up Sources and Uses. The project needs \$9.7M in first trust debt, \$989k in and NMTC mortgage along with 329,798 of NMTC equity. In addition to these debts sources – EBOL seeks \$5.4M in City subsidy and a \$1.75M allocation of 9% tax credits. The transitional housing income will come from either project based DCHA subsidy or voucher referrals. Please see attached letters of interest.

SUMMARY

USES	AMOUNT	PSF	PU
ACQUISITION	3,153,532	17.49	34,654
CONSTRUCTION	20,767,104	115.16	228,210
PARKING-BELOW GRADE	4,181,276	23.19	45,948
SURFACE PARKING	-	-	-
PERMITS/TESTING	438,500	2.43	4,819
UTILITIES/BONDS	166,280	0.92	1,827
PROFESSIONAL Fees	1,316,734	7.30	14,470
INSURANCE AND TAXES	244,000	1.35	2,681
LEGAL, FINANCE, OTHER	1,687,517	9.36	18,544
MARKETING	352,000	1.95	3,868
MISCELLANEOUS	600,000	3.33	6,593
DEVELOPER FEE	3,675,000	20.38	40,385
TOTAL	36,581,944	202.86	401,999

SOURCES	AMOUNT	PSF	PU
Mortgage	9,783,430	54.25	107,510
NMTC Mortgage	989,394	5.49	10,872
City Subsidy	5,470,348	30.33	60,114
Tax Credit Equity	13,998,600	77.63	153,831
NIF Grant	1,500,000	8.32	16,484
Retail Equity	329,798	1.83	3,624
Church Equity	3,479,581	19.30	38,237
Deferred Fee	1,030,793	5.72	11,327
TOTAL	36,581,944	202.86	401,999

TOTAL SQUARE FOOTAGE 180,332
TOTAL NUMBER OF UNITS 91

RAYMOND JAMES

October 28, 2010

Ms. Gina Merritt
NREUV
5506 Connecticut Avenue NW, Suite 23
Washington, DC 20015

Re: Partnership: To be determined
Property Name: The Beacon Center
City/State: Washington, DC

Dear Ms. Merritt:

This letter will confirm our agreement ("Agreement") whereby Raymond James Tax Credit Funds, Inc. ("RJTCF") shall attempt to effect a closing ("Closing") of an investment by a Fund sponsored by RJTCF (the "RJTCF Fund") in the above named partnership ("Partnership") on the assumptions, terms, and conditions contained in this letter, or such other assumptions, terms and conditions as are acceptable to you, RJTCF and the RJTCF Fund.

CURRENT ASSUMPTIONS:

I. DESCRIPTION OF THE PROJECT AND THE INVESTMENT.

A. Project:

1. New Construction.
2. Units: 69 units.
3. Estimated Construction Start Date: May 2011.
4. Estimated Construction Completion Date: July 2012.
5. Estimated 100% Occupancy Date: January 2013.
6. Set-aside Requirements: All sixty-nine (69) units will be set aside for persons at 60% or less of the area median income.
7. Management.
 - a. Company: Edgewood Management Company
 - b. Management Fee. Estimated to be \$51,808.
8. General Contractor. Bozzuto Construction

B. Tax Credit Information:

1. Reserved or Allocated Credits. \$1,647,059.
2. Assumed Partnership Annual Credits: \$1,647,059.
3. The RJTCF Fund's Share of Partnership Annual Credits: 99.99%
4. Assumed the RJTCF Fund's Annual Credits: \$1,646,894.
5. Applicable Fraction: 100%.
6. Applicable Percentage: 9%
7. First Credit Year: 2012.

C. Equity Investment:

1. Estimated \$0.82 per dollar of the RJTCF Fund's Credits ("Credit Price"), subject to market conditions and availability of funds.
2. The RJTCF Fund's Estimated Total Capital: \$13,504,533.
Note that the RJTCF Fund's estimated actual contributions are based on actual credits delivered. If actual RJTCF Fund Credits are less than the assumed amount, estimated capital contributions will be reduced by the shortfall times the Credit Price. If actual The RJTCF Fund Credits are greater than the assumed amount ("Excess Credits"), then the RJTCF Fund estimated Capital Contributions will be increased by an amount equal to the Excess Credits times the Credit Price up to 105% of the Estimated Total Capital, unless such increase is attributable to an additional reservation of Credits. The RJTCF Fund will specify under which terms it will purchase any Excess Credits attributable to an additional reservation of Credits, and/or those that would otherwise cause capital contributions to exceed 105% of the Estimated Total Capital. The General Partners can accept or reject those terms. Any Excess Credits that the RJTCF Fund is unwilling to buy or that the General Partners are unwilling to sell at the price specified by the RJTCF Fund shall be allocated to the General Partners.
3. Installment Payment of Estimated Capital Contributions:
 - a. \$2,025,680 (15%) at Closing of which \$50,000 shall be paid to RJTCF as reimbursement of expenses incurred in connection with due diligence
 - b. \$2,025,680 (15%) at 50% Construction Completion
 - c. \$2,700,907 (20%) at 75% Construction Completion
 - d. \$4,726,587 (35%) at Construction Completion
 - e. \$2,025,680 (15%) at Stabilized Operations ("Stabilization Capital Contribution"), of which \$25,000 may be held back and paid when all required tax filing information and Forms 8609 are received and audited financials for the year of Breakeven Operations are available.
4. Timing Adjusters:
The capital contribution of the RJTCF Fund shall be reduced by 70% of the shortfall between the Credits actually delivered and the Credits assumed to be delivered in 2009, 2010 and 2011. Currently, it is assumed that the Partnership will deliver (i) \$638,534 of Credits in 2012, (ii) \$1,647,059 of Credits in 2013 and \$1,647,059 of Credits in 2014. The capital contribution of the RJTCF Fund shall be adjusted if and to the extent that the RJTCF Fund is admitted after Credits have begun to run by an amount equal to the credits not received by the RJTCF Fund times the credit price

D. Allocation of Distributions:

1. Asset Management Fee: The RJTCF Fund shall receive an annual asset management fee of \$5,000, increasing at 4.0% per year prior to any cash distributions. The Asset Management Fee shall begin once the Project has been placed in service and shall be prorated for the year that the Project is placed in service. The fee shall be cumulative to the extent unpaid in any year and shall be payable from sale proceeds of the property to the extent not previously paid. The fee must be paid in order for the Partnership to remain Current; thus, if cash flow

is not sufficient to pay the fee, it shall be paid from available reserves or from loans made by the General Partner or Guarantors under the Operating Deficit Guaranty.

2. **Cash From Operations:** Cash available to be distributed after paying Partnership expenses, funding the Replacement Reserve, and maintaining working capital reserves. Cash From Operations shall be allocated in the following order:
 - a. To the RJTCF Fund to the extent of any amounts owed, including amounts to be paid under Tax Credit Guaranty;
 - b. To replenish the Operating Reserve if the balance therein is less than the Operating Reserve Minimum;
 - c. To the Developer to pay any unpaid Deferred Development Fee;
 - d. To the General Partners or Guarantors to repay any loans due under the Operating Deficit Guaranty;
 - e. 80% to the General Partners as an incentive management fee;
 - f. The balance 0.01% to the General Partners, and 99.99% to the RJTCF Fund.

In all events, the RJTCF Fund must receive at least 10% of the amount available for distributions to partners and payment of incentive management fees to the General Partners.

3. **Cash From Sale or Refinancing:** Proceeds available after paying all debts and liabilities and establishing any required reserves shall be allocated in accordance with capital accounts, in the following order:
 - a. To the RJTCF Fund to the extent of any amounts owed, including unpaid amounts under Tax Credit Guaranty,
 - b. To pay any accrued but unpaid Asset Management Fee,
 - c. To the Developer to pay any unpaid Deferred Development Fee;
 - d. To the General Partners or Guarantors to repay any loans due under the Operating Deficit Guaranty;
 - e. The balance, 80% to the General Partners and 20% to the RJTCF Fund

The distribution of Cash From Sale or Refinancing shall be subject to the requirement of the Internal Revenue Code that liquidating distributions be made in accordance with capital accounts.

After the close of the compliance period, the General Partner, assuming it is a qualified non-profit organization (as defined by the IRS Code), will have a right of first refusal to purchase the property, for a price which is not less than the principal amount of outstanding indebtedness secured by the building, all Federal, State, and local taxes attributable to such sale and any amounts due to the RJTCF Fund under the Tax Credit Guaranty. The amount of the purchase price attributable to taxes payable by the RJTCF Fund, if any, shall be distributed to the RJTCF Fund. The decision to sell the property (and thus trigger the right of first refusal) shall be subject to the approval of the RJTCF Fund.

E. Allocations of Profits and Losses:

1. Operating Profits and Losses: 99.99% RJTCF Fund; 0.01% General Partner.
2. Credits and Depreciation: 99.99% RJTCF Fund; 0.01% General Partner.
3. Gain or Loss on Sale: So as to bring the capital accounts into the ratios that will allow Proceeds of Sale to be distributed 80% to the General Partners and 20% to the RJTCF Fund, to the extent possible given the requirements of the Internal Revenue Code and the Treasury Regulations.
4. Operating Losses Prior to Credit Delivery: At the discretion of the RJTCF Fund, Operating Losses attributable to the period prior to the start of Credit delivery may be specially allocated to the General Partners.

F. Developer and Development Fee:

1. Developer: Emory Beacon of Light, Inc.
2. Estimated Development Fee: \$2,200,000.

If necessary, part of the development fee, not to exceed \$1,100,000, will be deferred beyond the date of the RJTCF Fund's final capital contribution installment, without interest, and shall be paid in accordance with the terms of allocations of Cash From Operations and Cash from Sale or Refinancing or, if not paid within 12 years after placed-in-service date, from General Partners' capital as described below.

G. Reserves:

1. Replacement Reserve: \$20,700 per year beginning at the earlier of six months after completion of construction or the first month of Stabilized Operations. In the aggregate, no more than \$10,000 will be withdrawn from the Replacement Reserve in any calendar year without the approval of the RJTCF Fund.
2. Lease-up Reserve: It is currently estimated there will not be a Lease-up reserve. In the event that a Lease-up reserve is established, it shall be used to fund operating deficits prior to the Stabilization Capital Contribution. To the extent that funds remain in the Lease-Up Reserve after such contribution, these funds will be transferred to the Operating Reserve to meet the Operating Reserve Requirement and shall be held therein.
3. Operating Reserve: \$340,000. The operating reserve account (the "Operating Reserve Account") shall be established with a lending institution, acceptable to the Limited Partner, and such Operating Reserve Account shall be funded at the time of the funding of the Stabilization Capital Contribution in an amount equal to \$340,000, all of which may be held by the Permanent Lender. Such Operating Reserve Account shall be maintained for the duration of the Compliance Period (after which, funds on deposit may be released and distributed as Net Cash Flow) and shall be used exclusively to pay for Operating Deficits incurred by the Partnership after the date of the Stabilization Capital Contribution; provided however, that all withdrawals from the Operating Reserve Account that would cause aggregate draws in any one fiscal year to exceed \$10,000.00 shall be made only with the Consent of the Limited Partner, which shall not be unreasonably withheld, delayed or conditioned. Notwithstanding anything to the contrary contained herein, should the balance in the Operating Reserve Account fall below \$170,000 (the "Operating Reserve Minimum"), Net Cash Flow on each Payment

Date will be deposited in the Operating Reserve Account to maintain such minimum balance.

H. Obligations of General Partners

1. General Partners: To be formed for-profit entity.
2. General Partners' Capital: \$0 (estimate).
3. The General Partners agree that to the extent any deferred development fee has not been repaid from cash flow at the end of twelve years from the date the property is placed in service (or at the time of removal of the General Partners), they will contribute sufficient capital so that the partnership can pay any amount of the deferred fee outstanding at that time
4. Guaranties:
 - a. **Completion Guaranty** – The General Partners will guarantee lien-free completion of the Property and will pay any of the below costs that are in excess of the allowed sources of funds (including any allowed deferred development fee). Such costs include costs to:
 - (1) acquire the Property and complete construction substantially in accordance with plans and specifications and free from any defects;
 - (2) pay all acquisition and construction costs, including any construction period interest, costs, fees, and reserves; and
 - (3) pay all operating expenses, debt service and capital maintenance items that exceed rental and other income through the date the RJTCF Fund makes its final capital contribution.

Any excess costs will not be considered loans or capital contributions. General Partners will also advance funds as needed during construction if proceeds of financing and/or capital contributions are not yet available to pay such costs. Such advances will be repaid, without interest, once such sources of funds become available

The General Partners will also guaranty that the permanent financing will close and that the debt service on the permanent financing will not exceed an amount that would allow the Partnership to achieve Stabilized Operations within a reasonable time. Any reduction in principal amount of, or interest rate on, the permanent financing necessary to achieve Stabilized Operations will be considered an excess cost to be funded under the Completion Guaranty.

In the event that certain events occur, the RJTCF Fund shall have the right to require the General Partners to repurchase the RJTCF Fund's interest for a price that returns 110% of its investment to date plus interest and any tax liability attributable to such payment. Examples of such events include failure to complete construction, achieve breakeven operations or achieve Stabilized Operations by agreed-upon dates, failure to replace withdrawn commitments for, or close, permanent financing, loss of rental assistance, failure to qualify for at least seventy (70%) of the expected Credits, etc.

- b **Tax Credit Guaranty** – Guaranty that expected Credits will be available to the RJTCF Fund and Credits taken will not be recaptured. If the actual annual Credits available to the RJTCF Fund in any year are lower than the Credits expected, the General Partners shall reimburse the RJTCF Fund for the shortfall on a dollar for dollar basis. If it is determined that the shortfall in Credits will apply to future years as well, General Partners will refund an amount equal to the present value of those future credits. If the RJTCF Fund is subject to recapture (including disallowance of credits) of previously claimed credits, the General Partners shall reimburse the RJTCF Fund for its recapture amount. To the extent that payments in respect of the Tax Credit Guaranty are taxable, the payments shall be grossed-up to reimburse the RJTCF Fund for the tax liability.

This guaranty shall apply to a period that ends at the end of the LIHTC compliance period.

The General Partners will not be obligated if the reduction in the amount of Credits or recapture is a result of a change in the tax law or the disposition by the RJTCF Fund of its interest.

To the extent that payments under the Tax Credit Guaranty are not made or are insufficient to compensate the RJTCF Fund for amounts due the RJTCF Fund as a result of reduced or recaptured Credits, the amounts, plus interest, will be paid as a priority from all available cash, including Cash From Operations or Sale Proceeds.

- c. **Operating Deficit Guaranty** – Guaranty that the Partnership will have sufficient funds to remain current in its obligations during a specified period and that General Partners will make subordinated, interest-free loans to the Partnership to the extent necessary to meet obligations, including Asset Management Fee, debt service and the funding of reserves, for the period beginning with the Stabilization Capital Contribution and ending on the December 31st which (i) is at least five (5) years following the Stabilization Capital Contribution and on which each of the following is true:

- (1) In each of the three preceding calendar years, the Partnership has achieved Breakeven Operations (defined below) as shown in the audited financial statements for such years;
- (2) The General Partners have not been required to make any payments or loans to the Partnership under the Operating Deficit Guaranty in the preceding three calendar years;
- (3) The Partnership is current with regards to all liabilities;
- (4) The Partnership's Replacement Reserve account balance is an amount equal to 80% of the Annual Replacement Reserve times the length of time since completion of construction or rehabilitation; and

- (5) The General Partners have not been obligated to make any payments under the Tax Credit Guaranty within the preceding three calendar years
- (6) The balance in the Operating Reserve Account must not be less than the Operating Reserve Minimum.

For this purpose, Breakeven Operations shall be determined on an annual basis and shall mean that for a period ending on the last day of the three (3) preceding calendar years, Economic Occupancy (actual rent/potential rent) equals or exceeds ninety-three percent (93%) and Net Operating Income equals or exceeds the Partnership's annual mandatory debt service payments.

Operating deficit loans shall not bear interest and shall be payable on a subordinated basis from available cash, including Cash from Operations and Sale Proceeds.

The maximum obligations of the Guarantors under this Operating Deficit Guaranty will not exceed \$350,000 (approximately 6.0 months' operating expenses, debt service and replacement reserves).

General Partners shall also be responsible throughout the entire Compliance Period for deficits attributable to the failure to obtain or the loss of any property tax abatement or ACC income expected to be received by the Project.

I. Obligations of the Guarantors:

1. Guarantors: The General Partners and the developer.
2. Guarantors guarantee that the General Partners will perform all of their obligations under the partnership agreement, including, without limitation, guaranties, repurchase obligations and the obligation to make a capital contribution as and when required to pay deferred development fee.

J. Total Depreciable Basis: \$16,643,443.

1. \$13,980,492 (84.00%) - 27.5 year depreciable property
2. \$1,997,213 (12.00%) - 15 year depreciable property
3. \$665,738 (4.00%) - 5 year depreciable property

K Financing.

1. Construction Financing
 - a. Lender: To be determined.
 - b. Type: Not Tax Exempt Bonds.
 - c. Amount: \$8,500,000
 - d. Rate: 6%.
 - e. Terms: Estimated to be 24 months.
 - f. Maturity: To be determined.
2. Permanent Financing - First Mortgage
 - a. Not to Exceed Amount: \$4,050,735.

- b. Lender: To be determined.
- c. Funds at stabilization (estimated).
- d. Non recourse.
- e. Not Tax-exempt bond financed.
- f. Term (years): 30 years.
- g. Amortization period (years): 30 years.
- h. Interest rate: 6.50%.
 - i. Fixed.
 - ii. Annual payment: Not to exceed \$307,241.
- i. Prepayment provisions: To be determined.
- j. Other provisions: To be determined.
- 3. Permanent Financing - Second Mortgage
 - a. Not to Exceed Amount: \$989,394.
 - b. Lender: NMTC Mortgage.
 - c. Funds at Closing.
 - d. Non recourse.
 - e. Not tax-exempt bond financed.
 - f. Term (years): 30 years.
 - g. Amortization period (years): 30 years.
 - h. Interest rate: 6.00%.
 - i. Fixed.
 - ii. Annual payment. Soft debt with no required payments.
 - i. Prepayment provisions: To be determined.
 - j. Other provisions: To be determined.
- 4. Permanent Financing - Third Mortgage
 - a. Not to Exceed Amount. \$960,000.
 - b. Lender: NIF 1 & 2
 - c. Funds at Closing.
 - d. Non recourse.
 - e. Not tax-exempt bond financed.
 - f. Term (years): 30 years.
 - g. Amortization period (years): 30 years.
 - h. Interest rate. 6.00%.
 - i. Fixed.
 - ii. Annual payment: Soft debt with no required payments.
 - i. Prepayment provisions: To be determined.
 - j. Other provisions: To be determined.
- 5. Permanent Financing – Fourth Mortgage
 - a. Not to Exceed Amount: \$329,798.
 - b. Lender: GP Loan
 - c. Funds at Closing.
 - d. Non recourse.
 - e. Not tax-exempt bond financed.
 - f. Term (years): 30 years.
 - g. Amortization period (years). 30 years.
 - h. Interest rate: 6.00%.
 - i. Fixed.
 - ii. Annual payment: Soft debt with no required payments.
 - i. Prepayment provisions: To be determined.
 - j. Other provisions: To be determined.

L. Additional Financing.

1. Grants: N/A
2. State Credits: N/A

M Intentionally Deleted

N. Definitive Documents

All of the terms and conditions of the investment shall be set forth in definitive documents to be negotiated by the parties including but not limited to an Amended and Restated Agreement of Limited Partnership, together with certain closing exhibits (including various Guaranty Agreements). Such documents shall be consistent with the terms and conditions set forth in this letter with such changes as the parties may agree are appropriate. Once executed, the definitive documents shall supersede this letter, which shall be of no further force or effect. RJTCF will begin preparation of the definitive documents upon the completion of our due diligence to our satisfaction, as determined in our sole discretion.

II. Intentionally Deleted

III. THE RJTCF FUND EXIT RIGHTS

The RJTCF Fund shall have the right to require the General Partners to acquire its interest after the end of the compliance period for a price equal to the amount the RJTCF Fund would receive if the Partnership sold the Project at fair market value, paid its debts and distributed the remaining assets in accordance with the provisions relating to distribution of sales proceeds. If the General Partners fail to acquire the RJTCF Fund's interest, then the RJTCF Fund shall have the right, without the concurrence of the General Partners, to order a sale of the Project.

IV. OTHER ASSUMPTIONS TO CLOSING

1. Prior to Closing, there shall have been no changes in tax laws or Treasury pronouncements, or changes in interpretations of existing tax issues that would materially and adversely affect this investment.
2. In the event an investment in the Partnership requires HUD Previous Participation Certification (HUD Form 2530), the ability of the RJTCF Fund and its investor members to request and obtain HUD 2530 approval in accordance with the electronic filing requirements promulgated by HUD.
3. RJTCF and the RJTCF Fund's review and approval in its sole discretion of all due diligence materials, including the construction and permanent loan commitments, proposed extended use agreement, real estate, plans and specifications, market study (including any additional market studies determined by the RJTCF Fund and the fund to be necessary - at the Partnership's expense), basis for the Credits, operating budgets, construction and lease-up budgets, current financial statements of the General Partners, other guarantors and their affiliates, verification of background information to be provided by the General Partners and their affiliates, and references to be provided by the General Partners. This review and approval shall include the development of the commercial and retail space.
4. RJTCF and the RJTCF Fund's review and approval in its sole discretion of a joint use or reciprocal use agreement with the commercial and retail space that (i) provides RJTCF with approval rights over the use of the commercial and retail space and (ii) dictates a separation of expenses for any shared systems.

5. Satisfactory inspection of the property by RJTCF and the RJTCF Fund investors.
6. Approval by the Investment Committee of RJTCF and the RJTCF Fund investors of the terms and conditions of the investment in their sole discretion based on then current market conditions.
7. Availability of investment funds.
8. The negotiation of definitive documents as described herein (and this Agreement shall terminate if all such documents are not executed and delivered by the Closing date).

V. TERM

The initial term of this Agreement shall be for a period of eight (8) months from the date of this letter, with a closing (Closing Date) no later than May 31, 2011, providing that either party may terminate this Agreement by giving the other party at least 30 days written notice and both parties can agree in writing to an extension. If due diligence activities and negotiation of definitive documents continue beyond termination of this Agreement, the parties shall not be bound hereunder, but only to the extent provided in definitive documents or other written agreements that are actually executed and delivered.

VI. EXCLUSIVITY

You acknowledge that RJTCF Fund will expend significant effort and expense, and may forego other investment opportunities, in connection with its best efforts to effect a Closing. You agree that you will not solicit or entertain any offers by other parties to acquire an equity interest in the Partnership during the Term of this Agreement. Furthermore, you agree to reimburse RJTCF Fund for due diligence expenses, up to a maximum of \$35,000, if you violate the conditions set forth herein

VII. FEES

At the Closing, the Partnership shall pay \$50,000 or greater negotiated amount to the RJTCF Fund for the costs associated with the due diligence process and preparation of Partnership documents and legal opinions. A higher amount may be appropriate, for example, if the RJTCF Fund undertakes significant work to obtain the title policy, close complicated financings, etc. Such additional charges are subject to negotiation and no amount greater than \$50,000 will be incurred or due to the RJTCF Fund from the Partnership without your agreement. At the Investor's request, and at Partnership expense, the legal opinion(s) must be updated or reissued after Admission to assure continued accuracy of the legal conclusions set forth in such opinions. You will be responsible for payment of the \$35,000 or greater agreed upon fee if the Investment does not close for any reason other than the transaction does not close by the Closing Date or any agreed upon extension

VIII. CONFIDENTIALITY

This letter is delivered to you with the understanding that neither it nor its substance shall be disclosed to any third party except those who are in a confidential relationship with you, or where the same is required by law.

IX. ACCEPTANCE

If these terms and conditions are acceptable to you, please sign and return one copy of this memorandum. If not accepted by November 15, 2010, this offer shall terminate.

By acceptance of this letter, you authorize Raymond James Tax Credit Funds, Inc. to make any credit inquiries that we may deem necessary as part of our underwriting process. These credit inquiries

may be performed on the General Partners, Guarantors, or any significant business operation of General Partners or Guarantors. This authorization also applies to follow-up credit inquiries that we may deem necessary after our admission to the Partnership.

For more than 25 years Raymond James Tax Credit Funds and our affiliates have been involved with the development of affordable housing. We have provided equity for more than 1,200 properties nationwide. We look forward to working with you.

Sincerely,



Rick Slagle
Director of Acquisitions
Raymond James Tax Credit Funds, Inc.

Accepted:

By: General Partner _____

Date _____

Bank of America
Merrill Lynch

Bank of America
Community Development Banking Group
DC 701-701-08-04
730 15th Street, NW, 8th Floor
Washington, DC 20005

Priya Jayachandran
Senior Vice President
Tel 202.442.7530
Fax 202.442.7543

September 20, 2010

Gina Northern Merritt
NREUV
5506 Connecticut Avenue, NW
Suite 23
Washington, DC 20015

Re: The Beacon Center

Dear Gina:

We have had the opportunity to review the Beacon Center affordable housing project and wanted to let you know of our interest in being the construction lender for the transaction. Please note that this is neither a commitment nor a letter of intent to invest, but simply an indication of our interest in pursuing this opportunity.

Please note that our loans are subject to verification of projection information, and completion of our underwriting, due diligence and documentation. Specific terms of our debt will be provided upon completion of our normal due diligence process.

The terms of our debt commitment will include the following:

- Project rents underwritten at a level no greater than 90% of market rents.
- Debt Service Coverage, inclusive of reserves, greater than 1.20:1.00.
- Vacancy/collection loss of 7% or greater.
- Replacement Reserves of \$250 per unit per year or greater.
- Full repayment and completion guarantees
- 100% payment and performance bonds
- Adequate interest reserve
- 80% Loan to Value

Beacon Center Project
September 20, 2010

I believe Bank of America Merrill Lynch's affordable housing debt products will provide you with the strength of our franchise, as well as competitive pricing, and expedited underwriting and closing

I look forward to working with you

Best regards,



Priya Jayachandran
Senior Vice President
Bank of America Merrill Lynch

cc Derrick Perkins



350 Broadway
Suite 701
New York, NY 10013
www.liifund.org

tel 212 509 5509
fax 212 509 5593
email newyork@liifund.org

October 27, 2010

Ms. Gina Merritt
Northern Real Estate Urban Ventures, LLC
5506 Connecticut Avenue, NW
Suite 23
Washington DC 20015

**RE: Project Financing for The Beacon Center
6100-6120 Georgia Avenue NW, Washington DC**

Dear Ms. Merritt:

Thank you for giving the Low Income Investment Fund (LIIF) the opportunity to review the proposed Beacon Center project planned for the Brightwood Neighborhood in Washington, DC. We understand that the project will include a mix of community facility and supportive and affordable housing, which is well-aligned with LIIF's mission of poverty alleviation. LIIF has extensive experience financing affordable housing and community facilities with traditional loans as well as tax credit-leveraged structures.

Based on our review of your package, LIIF would be very interested in providing construction and permanent financing for the project. The Loan we are considering would likely have the following terms:

Borrower:	Emory Beacon of Light, Inc.
Amount:	Up to \$2,200,000 construction and permanent loan for Building B; or up to \$7,000,000 permanent loan for Buildings A and B combined
Guarantor:	Sponsor guarantee
Interest Rate:	7.5% in construction Est. 7% in permanent* (*then-current rate of UMC Benefit Board, Inc.)



350 Broadway
Suite 701
New York, NY 10013
www.liifund.org

tel 212 509 5509
fax 212 509 5583
email newyork@liifund.org

Origination Fees:	To be paid at closing 1% for construction 1% for permanent
Maturity:	24 months for construction period; 30 years for permanent period
Repayment Schedule	30 year term on a 30 year amortization schedule
Collateral	First-priority Deed of Trust on project property
Other Key Terms	Non-revolving, full recourse to Borrower and Guarantor, subject to all of LIIF's standard closing and disbursement conditions

Please note, this is not a commitment to lend and is subject to credit approval and the availability of the other subsidy sources projected.

LIIF is a community development financial institution with offices in San Francisco, New York, and Washington, DC. LIIF is dedicated to creating pathways of opportunity for low income people and communities. Serving the poorest of the poor, LIIF is a steward for capital invested in housing, child care, education, and other community-building initiatives. In so doing, LIIF provides a bridge between private capital markets and low income neighborhoods.

The Beacon Center would be an excellent match with LIIF's mission and expertise and we are eager to continue working with you on this exciting project. If you have any questions about this letter of interest, please call me at (212) 509-5509 ext. 11, or Kirsten Shaw, Loan Officer, at ext. 15.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Judith Kende'.

Judith Kende
Managing Director, NY Region



CREATING OWNERSHIP AND ECONOMIC OPPORTUNITY

November 1, 2010

Gina Merritt
Principal
Northern Real Estate Urban Ventures
5506 Connecticut Avenue, NW
Suite 23
Washington DC 20015

Re Permanent financing for the Retail Condominium in Building A of the Beacon Center, a project of Emory Beacon of Light, Inc.

Dear Ms.  Merritt:

Self-Help is pleased to present you with this letter of interest. We have reviewed the information you provided us regarding the project and are interested in the opportunity to provide permanent New Market Tax Credit or credit union financing for the retail condominium in Building A of the Beacon Center to be located at 6100-6120 Georgia Avenue NW, Washington DC 20011 and to be owned by an affiliate of Emory Beacon of Light, Inc. (the "Loan"). We look forward to receiving the final application package for our review. This letter, of course, does not represent a binding commitment for financing on the part of Self-Help, and any such commitment could only be made upon completion of a full underwriting and an approval by our credit committee. Any commitment would only be considered if Self-Help determines that it has adequate funds available to make such a loan.

As you know, Self-Help has over 25 years of community development lending experience in support of our mission of creating ownership and economic opportunity for people of color, women, rural residents, and low-wealth families and communities. Through our Washington, DC branch office we have provided more than \$33 million in loans over the past five years to a variety of projects, including mixed-use redevelopment, tenant-purchase affordable housing developments, and charter school facilities. Our lending has supported faith-based community development organizations and other nonprofits, small entrepreneurs, and first-time homebuyers.

This project is a great mission fit for Self-Help. We look forward to working with you to move this project forward. Thank you for thinking of Self-Help for your financing needs.

Best regards,



Tina Poole Johnson
Loan Officer

Washington, DC Office
910-17th Street, NW, Suite 500, Washington, DC 20006-2610

Tel 202 349 1860 / Fax 202 289 9009
www.self-help.org