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

Board of Zoning Adjustment
District of Columbia
CASE NO.17964
EXHIBIT NO.71CB

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

Low Income Investment Fund

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

tel 212 509.5509
fax 212 509 5593
email newyork@liifund org

July 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.)

Low Income Investment fund

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

tel 212.509 5509
fax 212 509 5593
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,

Judith Kende
Director, NY Region

UNITED BANK

1667 K Street, NW, Washington, DC 20006
Phone 202-828-6786 Fax 202-496-4005

February 10, 2009

Ms Gina Merritt
Northern Real Estate Urban Ventures
5506 Connecticut Ave , NW
Washington, DC 20015

RE: Letter of Interest for Financing

Dear Ms. Merritt,

Thank you for the opportunity to review your proposal for financing for the senior and family affordable residences and the church renovation as part of the Beacon Center project We understand that you intend to apply for additional financing for the project from the District of Columbia, tax credit investors, and HUD in order to complete the project's financing needs Based on preliminary review of information available at this time, United Bank would consider construction financing for the affordable housing and church renovation components of the project

Please note that this letter is a general indication of interest in the project, and it is not a commitment to lend. It is based on preliminary information Any commitment would be subject to further underwriting, a satisfactory review of supporting documentation, and must receive credit approval from United Bank.

United Bank is very pleased to be working with you to improve and revitalize the Georgia Avenue corridor and the overall Brightwood community by providing decent and safe affordable housing

If you have any questions, please feel free to contact me at 202-828-6786 or email me at jkivell@unitedbank-va com

UNITED BANK
@ Your Service

Jonathan Kivell
Community Development Officer

RED
CAPITAL GROUP   We provide it.

Red Capital Group
[illegible]
[illegible]

February 11, 2009

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

Re Red Capital Tax Credit Fund's (the "Fund") Proposed Investment in
Emory Beacon of Light (the "Project")
Washington , DC
67 units

Dear Ms Merritt

Red Capital Markets, Inc ("Red") is pleased to provide you with an indication of interest letter for use in your tax credit application to the Washington, DC Department of Housing and Community Development in connection with the development of the Project. Should you be successful in obtaining a tax credit reservation, we would be very interested in working with you on the Project and fully underwriting the proposed investment

Based upon the Project receiving approximately $2,018,575 in annual low income housing tax credits, and further based on terms and conditions as set forth below, under current market conditions we anticipate that the investment of the Fund in the Project, net of all financing and placement fees, would be approximately $14,128,612 or $0 70 per low income housing tax credit allocated to the Fund The Fund's net investment is anticipated to be funded based upon the following schedule (or such other investment schedule as may be agreed upon by the Partnership and the Fund)

- Approximately 25% ($3,532,153) payable upon execution of the Partnership Agreement,
- Approximately 20% ($2,825,722) payable upon 50% completion of construction,
- Approximately 20% ($2,825,722) payable upon 75% completion of construction,
- Approximately 15% ($2,119,292) payable upon final certificate of occupancy,
- Approximately 5% ($706,431) payable upon final basis certification,

- Approximately 10% ($1,412,861) payable upon project stabilization,
- Approximately 5% ($706,431) payable upon 8609 issuance

Our ability to complete and execute the Partnership Agreement between the Fund and the Partnership will be subject to evidence that the tax credits have been allocated to the Partnership and the following conditions

- Negotiation of a mutually satisfactory Partnership Agreement,
- Approval of this transaction by Red's senior management,
- Providing to Red any evidence, information, conditions, documentation, data, analyses and/or opinions that Red, in its sole and absolute discretion deems necessary to complete this transaction

After you have had an opportunity to review this letter, I will be happy to answer any questions related to the foregoing

Very truly yours,

Red Capital Markets, Inc

Peter F. TenEyck

By ______________________________

Peter F TenEyck, Director

SELF HELP

CREATING OWNERSHIP AND ECONOMIC OPPORTUNITY

February 11, 2009

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

Gina

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 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; any such commitment could only be made upon completion of a full underwriting and an approval by our credit committee

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