



12426 W. Explorer Drive
Suite 220
Boise, Idaho 83713

AM General

Proposed loan terms and conditions*:

Lender	JP Morgan
Variable or Fixed Loan Term	Fixed
5 years	
Loan Amount	\$3,300,000
Amortization	30 Years
Interest Only Period	None

Interest Rate:

*Interest Rate 1.75% over 5 year treasury Interest
Rate Basis Actual/360 Effective Interest Rate 5.35%
(3.6% 12-06-04)
Interest Rate Notes Rate Lock Option at 60 days prior with 2% Good Faith Deposit*

Prepayment:

*Lock Out 4 yrs from closing/ 2 yrs from securitization Defeasance
After Lockout No Prepayment Penalty One Month Prior to Maturity*

Reserves:

*Taxes Required
TI/Leasing Reserves \$2,650 p/month
TI/Leasing Cap Four years collection
Replacement Reserves 0.15 psf per year Replacement
Reserves Cap Two years collection
Additional Reserves Tenant must notify one year from expiration of lease. If not, excess
cash flow sweep until 1.) Lender renews with at least a 5 year lease with
no termination options or 2.) sign lease with new tenant and same
requirements. Capped at 10% of loan amount (\$330,000)*

TIC Due Diligence:

*Sorrower Disclosure Form Lenders questionnaire contingent liabilities, and borrowers litigation
disclosure
Financial Statements Yes
Tax Returns None
Credit Checks Full Credit Check (NCO)
Court Searches Yes*

SPE Idaho or Delaware LLC required

*This loan is still in negotiation and may be subject to change. This document is not all-inclusive.