



Letter of Intent

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March 14, 2023

jesse.wright@californiaretailproperties.com

TITUSVILLE MALL, LLC
19 Silver Saddle Lane
Rolling Hills Estate CA 90274
Attention: JESSE WRIGHT

**Subject: First Mortgage Loan: 3550 South Washington Avenue,
TITUSVILLE FL 32780**

Dear Sirs,

After a review of the submitted loan package, we are pleased to offer the following as our letter of intent. THIS IS NOT A LOAN COMMITMENT. The following terms and conditions are for the purpose of this letter of intent, final terms and conditions will be determined should we move to a loan commitment.

1. Global Capital Partners Fund LLC, hereby referred to as lender, will provide financing in the maximum loan to value of 55% to TITUSVILLE MALL, LLC , hereby referred to as borrower.
2. Loan Amount \$13,500,000, \$11,500,000 at closing and a \$2,000,000 credit facility.
3. Loan term: 24 months.
4. Rate of Interest: 13.25% per annum, first 12 months.
5. Rate of Interest 13.75% per annum, months 13 through 24.

555 Fifth Avenue, Suite 1501, New York, NY 10017
Phone: 212 658 1019 • e-mail jmalvasio@gcpfund.com

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6. Points or loan discount to lender: 2.25% of the face amount of the mortgage note.

7. Points or origination fee to broker, SPROUT CAPITAL, LLC, flat fee \$100,000.

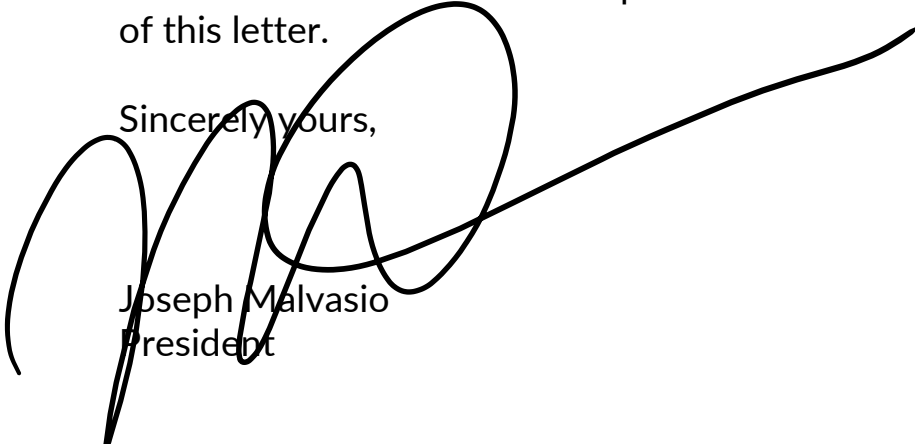
8. Letter of intent fee: \$15,000, this fee is due and payable upon issuance of this letter of intent. This fee will be fully refundable less \$1,500 for our time and efforts in considering this transaction. Should we issue a loan commitment this fee is totally non-refundable.

9. Upon issuance of a loan commitment we will require a fee of .5% of the total loan amount; this fee will be applied to the total points payable.

10. We will require the personal guarantees of JESSE WRIGHT.

11. This letter of intent will expire within 5 business days from the date of this letter.

Sincerely yours,



Joseph Malvasio
President

Agreed and accepted,

By _____

cc: APPROVALS@DEALFLOWFUNDING.COM

GLOBAL CAPITAL
PARTNERS FUND LLC
DIRECT LENDERS NATIONWIDE

Wire instructions:

Incoming Bank:

Domestic:

Wells Fargo Bank
420 Montgomery
San Francisco, CA 94104

Account Name:

Global Capital Partners Fund LLC
555 Fifth Avenue, Suite 1501
New York NY 10017

Account Number: 5927478874

Routing Number: 121000248

International:

Wells Fargo Bank
420 Montgomery
San Francisco, CA 94104

Account Name:

Global Capital Partners Fund LLC
555 Fifth Avenue, Suite 1501
New York NY 10017

Account Number: 5927478874

Routing Number Transit Number: 121000248

Swift Code: WFBIUS6S

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