



NEWCOURTLAND
Defining the Future of Senior Services

April 3, 2014

Ms. Holly Glauser
Director of Development
Pennsylvania Housing Finance Agency
211 N. Front Street
Harrisburg, PA 17101

Re: NewCourtland Apartments at Allegheny, Phase 2
1900 West Allegheny Avenue, Philadelphia, PA 19132

Dear Ms. Glauser:

This letter evidences the intent of NewCourtland Elder Services (NewCourtland) to provide funding to the above-referenced project (Project). This funding will come from our affiliate, the Presbyterian Foundation for Philadelphia (the Foundation), which has set aside funds for this project. This funding will help cover the project's hard construction costs.

We have reviewed the application for funding, including the proposed operating budget for the project. There is no debt service on our loan. Based upon our review, our loan will carry the following terms and conditions:

Borrower:	A to-be-formed Pennsylvania limited partnership of which NewCourtland Elder Services will own 100% of the general partner interests.
Loan Amount:	\$4,000,000
Interest Rate:	0%
Fees:	None
Collateral:	Mortgage on Project subordinate to \$500,000 FHLB loan, and other project sources, if any.
Term:	30 years
Repayment:	The entire balance of principal and any accrued interest is due and payable upon the sooner of (1) the sale of the property, (2)

the transfer of legal or equitable title to the Property, or (3) thirty (30) years from the date of the mortgage note.

Disbursement: The loan shall be advanced monthly during the construction in such amounts as requested by the Borrower.

Recourse
Provisions: Non-recourse

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew B. Seibert". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Andrew B. Seibert
Chief Financial Officer