



March 22, 2023

DeKalb SNF Land Holdings LLC  
3531 Howard Street, Ste. 1006  
Skokie, IL 60076

**VIA FACSIMILE & EMAIL**

**Re: CRE Mortgage - purchase of a Skilled Nursing Facility currently known as the DeKalb County Rehab & Nursing Facility**

OptimumBank (“Bank”) is pleased to submit to you the following proposal for the financing of a first mortgage loan (“Loan”) on the subject property listed below. **This is not a loan commitment or an agreement of any kind by the bank. Neither this term sheet nor any other discussions between us shall imply any obligation on the part of Optimum Bank to continue to discuss or enter into any future agreement with respect to any financing. Bank has the right to modify any of the terms of the loan as proposed below.** Notwithstanding the exchange of term sheets such as this one, or correspondence or discussions relating to financing, whether or not containing expressions suggesting an agreement or understanding, no such commitment or agreement will exist unless and until it is embodied in a formal document and executed specifically as a commitment or other agreement by an authorized officer of the Bank. This term sheet is transmitted CONFIDENTIALLY for the sole use of the individual(s) and entities listed above, and it may not be forwarded or disclosed to others without express content of the Bank.

**Borrower:** DeKalb SNF Land Holdings LLC

**Property Addresses:** 2600 North Annie Glidden Road, Dekalb, IL 60115

**Loan Amount:** \$7,655,000

**Purpose:** To finance the purchase of a Skilled Nursing Facility currently known as DeKalb County Rehab & Nursing Facility, located at 2600 North Annie Glidden Road, Dekalb, IL 60115.

**Collateral:**

- 1) A perfected first priority mortgage lien on subject property
- 2) Collateral shall also include an assignment of all lease agreements and rents.
- 3) UCC-1 on all corporate assets of borrowing entity

**Origination Fee:** 0.5% of the Loan Amount

**Interest Rate:** Rate will adjust annually for the first three years at a rate equal to the SOFR rate + 325 bps (currently 7.80%) with an initial rate lock 5 days prior to closing. Commencing in Year 4 the Rate will adjust annually at a rate equal to the then prevailing 1-Year Treasury + 325 bps.

**Payment Terms:** Monthly principal & interest payments based on a 25-year amortization.

**Maturity Date:** 10 years from the date of the Note.

**Prepayment Penalty:** If the Note is prepaid in whole or in part within the first two (2) years of the Term, a prepayment penalty of two percent (2%) of the then outstanding principal balance shall be assessed and charged in year one (1) and one percent (1%) in year two.

2% - Year 1

1% -Year 2

**Guarantors:** Aaron Singer, Moshe Blonder, DeKalb Nursing & Rehab LLC

**Attorney's Fee:** To be paid by Borrower.

**Other Conditions:**

1. Receipt and Satisfactory review of Lease Agreement between DeKalb SNF Land Holdings LCC as Landlord and Tenant. Triple Net Lease to provide for a minimum DSCR of 1.25x.

By accepting the terms and conditions set forth in this letter, the Borrower and /or guarantor agrees to pay any and all expenses incurred by the Lender in connection with the contemplated transaction, including but not limited to appraisal fee, environmental audit fee, documentary stamps, intangible tax, title insurance, flood certification, tax service, attorney's fees, recording costs, survey, courier charges and other costs and fees.

It is further understood and agreed upon that Borrower is responsible for the payment of said expenses from its own funds and not from the loan proceeds. However, at Lender's option, such expenses may be deducted at closing, as closing costs from the proceeds of the loan.

Please countersign below and return this letter so we can process this application. The Bank is hereby authorized to obtain information from creditors, credit bureaus and credit reporting agencies. Borrower certifies to Bank that all financial statements and other supporting documents submitted to Bank in connection with this loan application are true and correct.

Sincerely,

OPTIMUMBANK

*Thomas A. Conroy*

Thomas Conroy  
VP, Commercial Lending Officer