



CAPITAL BRIDGE, LLC

2/18/2020

Jonathan Aghravi
Charles Han
JBA Equities

Re: 143 Chambers St, New York, NY 10007

Dear Jonathan Aghravi & Charles Han:

G4 Capital Bridge, LLC is pleased to submit this Term Sheet in connection with its consideration of providing Senior Debt Financing (the “Loan”) in connection with the property located at [REDACTED] **Chambers St, New York, NY 10007**. This Term Sheet shall supersede and render null and void all prior Term Sheets submitted in connection with the property described herein.

Summary of Proposed Loan

Lender:	G4 Capital Bridge, LLC and/or any affiliated entities (“Lender”)
Loan Amount:	\$6,500,000 (the “ Loan Amount ”)
Property:	An approximately 12,600-square-foot, 5-story building, that consists of 7,200 square feet of Residential Component and 5,400 square feet of Retail Component, located at 143 Chambers Street, New York, NY (the “ Property ”)
Borrower:	SPE (“Borrower”)
Principal:	Bahram Benaresh (“ Benaresh ”, the “ Principals ”)
Loan Term:	Twelve (12) months from the Loan closing (the “Closing”)
Interest Rate:	Five Million Five Hundred Thousand Dollars (\$5,500,000) of the Loan shall bear interest at a floating rate equal to the Thirty (30) Day LIBOR plus Six and Fifteen Hundreds of One Percent (6.15%), with an interest rate floor of Seven and Ninety Hundredths of One Percent (7.90%) (the

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