

SUMMARY OF TERMS AND CONDITIONS

\$3.17mm CU CRE Loan Participation

34-39 56th Street LLC - Woodside, NY

Commercial Real Estate · Industrial

Offered through the Cohen Securities, LLC Whole Loan Desk

TAPE CUT-OFF DATE **OCTOBER 12, 2026**

PROJECTED SETTLEMENT **NOVEMBER 6, 2026**

I. THE OFFERING

OFFERING	A proposed 90% participation interest in a loan pending origination. Funding is subject to completion of underwriting, lender approval and closing.
STRUCTURE	Loan participation; pro-rata pass-through of principal and interest per the Loan Participation Agreement.
SELLER	Financial institution (name and financials available upon execution of NDA).
SERVICER	Seller; servicing retained.
FACILITATOR	Cohen Securities, LLC , Member FINRA / SIPC.
COLLATERAL	Industrial at 34-39 56th Street, Woodside, NY, 11377.
PRICING	Indicative price and yield are subject to confirmation and definitive transaction documents.
MINIMUM PURCHASE	AON
ACCRUED INTEREST	Paid by Buyer at settlement per the trade confirmation.
DUE DILIGENCE	Underwriting and third-party review are in progress. Final terms and closing remain subject to lender approval and definitive documentation.

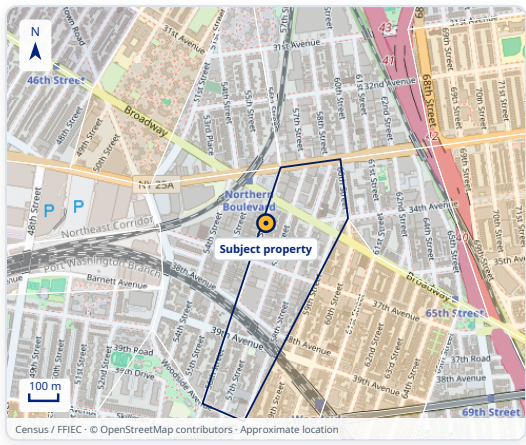
II. LOAN SUMMARY

# of Loans	1	Participation Balance	\$3,172,500.00	Loan Age	0
Loan Number	10001	Participation Percent	90%	Original FICO	n/a
Borrower	34-39 56th Street LLC	Note Rate	6.125%	Original LTV	75.00%
Loan Type	CRE Industrial/ Warehouse	Servicing	0.25%	Original DSCR	3.05x
Property Type	Industrial	Net Rate	5.875%	Original Global DSCR	4.18x
Industry	Commercial Real Estate	Original Amortization	360	Address	34-39 56th Street
Occupancy	Owner Occupied	Remaining Amortization	360	City	Woodside
Fixed/Adjust	Adjustable	Original Term	120	State	NY
Original Balance	\$3,525,000.00	Remaining Term	120	Zip Code	11377
Current Balance	\$3,525,000.00				

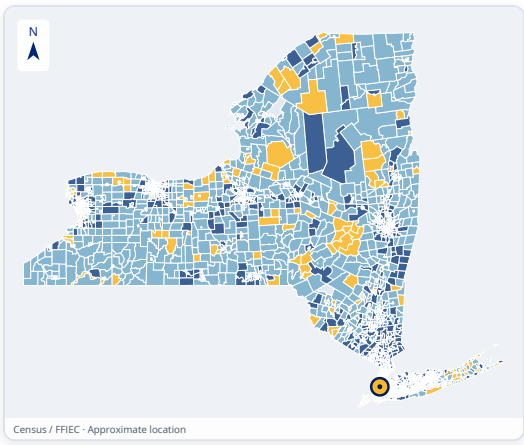
III. TRANSACTION TERMS

SERVICING	Retained by Seller at 25 basis points per annum on the outstanding participated balance.
REMITTANCE	Monthly remittance of collected principal and interest, net of the servicing fee.
REPS & WARRANTIES	Customary secondary-market representations and warranties as set forth in the definitive transaction documents.
DOCUMENTATION	Loan Participation and Servicing Agreement; participation certificate delivered at settlement.
EXPENSES	Each party bears its own costs and expenses, including legal review of transaction documents.
FUNDING	Loan funding assumed concurrent with settlement date of participation.

Property Location



State Context



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COMMERCIAL REAL ESTATE OFFERING TERM SHEET · TERMS OF THE OFFERING

Confidential

34-39 56th Street LLC

Commercial Real Estate · Industrial

Loan Description

Loan Number	10001	Original Term	120	Original FICO	n/a
As-Of Date	2026-10-12	Remaining Term	120	Original LTV	75.00%
Loan Sector	Commercial	Loan Age	0	Original DSCR	3.05x
Vintage	2026	Index	5-Year Constant Maturity Treasury	Original Global DSCR	4.18x
Rate Type	Adjustable	Margin	1.85%	Street	34-39 56th Street
Loan Type	CRE Industrial/ Warehouse	First Reset Date	2031-11-06	City	Woodside
Industry	Commercial Real Estate	Next Reset Date	2031-11-06	State	NY
Property Type	Industrial	Current Months to Reset	60	Zip Code	11377
Borrower Name	34-39 56th Street LLC	Prepay Penalty	n/a	Note Date	2026-11-06
Original Balance	\$3,525,000.00	First Payment Date	2026-12-06	Maturity Date	2036-11-06
Current Balance	\$3,525,000.00	Last Payment Date	n/a	Original IO Months	0
Participation Balance	\$3,172,500.00	Next Payment Date	2026-12-06	Remaining IO Months	0
Participation Percent	90%	Recourse Type	n/a	Original Months to Reset	60
Note Rate	6.125%	Guarantor Name	Nehal Contracting Inc.	Adjustment Frequency	60
Servicing	0.25%	Guarantor Liquidity	\$2,136,529.00	Life Floor	6.125%
Net Rate	5.875%	Guarantor Net Worth	\$10,008,425.00	Original Appraised Value	\$4,700,000.00
Amortization (months)	360	Net Operating Income	n/a	Loan Purpose	CRE Purchase
Remaining Amortization	360				

Proposed financing. Underwriting, final terms and closing remain subject to completion and lender approval. Periods are in whole months. n/a means unavailable or inapplicable. Dates assume funding at settlement.

Valuation & Relative Value

PARTICIPATION BALANCE

\$3,172,500.00

90% proposed participation

Transaction Considerations

The industrial property offers exposure to Woodside, NY. The proposed 120-month term and 360-month amortization schedule define the contractual financing structure. Reported original global coverage is 4.18x; it retains the source document's stated basis. The indicative participation terms provide a starting point for investor review alongside completion of underwriting and closing.

Local Economic Profile

	Tract income category Middle Tract 36081025700 · FFIEC reference; year unavailable	Median family income \$75,132 Tract 36081025700 · FFIEC reference; year unavailable	Family income / area median 87.9% Tract 36081025700 · FFIEC reference; year unavailable
	Median household income \$72,273 ZIP / ZCTA · Census ACS	Population 86,977 ZIP / ZCTA · Census ACS	State unemployment 4.3% State · FRED

Local observations provide market context for the property; the geography and source are shown for each figure.

Property & Supporting Financials

Guarantor Name	Nehal Contracting Inc.
Lien Position	First
Units	1
Financial Statement Date	2026-06-30

Source & Proposed Financing Basis

Index	Life Floor	Adjustment Frequency
5-Year Constant Maturity Treasury	6.125%	60
Margin	Original Months to Reset	
1.85%	60	

Source Treatment

Source Document	Loan request
Prepared	2026-10-12
Projected Settlement	2026-11-06
Assumed Servicing	0.25%
Funding Assumption	Loan funding assumed concurrent with settlement date of participation.

Presentation Methodology

Missing Information	All core fields appear in the first Loan Description table; unavailable core values are n/a. Missing optional information may be omitted and does not represent an adverse credit finding.
Income & Coverage	Projected, property, business and global coverage retain their stated basis. Reported ratios are not recomputed at a revised indicative coupon.
Valuation & Cashflows	Returns will be added when the pricing model is complete. No actual funding or maturity date is assumed.
Geographic Context	Maps locate the stated address approximately. Area indicators are context, not property credit quality.

Location & Geographic Context

Tract income category · Tract 36081025700	Middle
Median family income · Tract 36081025700	\$75,132
Family income / area median · Tract 36081025700	87.9%
Distressed designation · Tract 36081025700	No
Underserved designation · Tract 36081025700	No
Median household income · ZIP / ZCTA	\$72,273
Population · ZIP / ZCTA	86,977
Area owner occupancy · ZIP / ZCTA	30.6%

Census 2023 tract boundaries; FFIEC reference observations (year unavailable). Area context, not property underwriting or parcel flood coverage. Additional business labels were unavailable from the map source.

Methodologies

Source & Core Fields

Loan requests and reviewed source documents provide the loan terms, collateral and borrower information. The Loan Description table retains all core fields; n/a identifies unavailable or inapplicable information. Missing optional information may be omitted. Original FICO, LTV, DSCR and global DSCR retain their stated basis.

Projected Funding & Dates

Loan funding assumed concurrent with settlement date of participation. For pending loans, the displayed settlement is the projected origination date. Term, amortization, interest and reset periods use whole months, with no seasoning. Calendar dates use month-end clamping. An unsupplied first payment date uses the reported frequency, or assumes monthly payment one month after origination when frequency is unavailable; last payment remains n/a before funding. These assumptions do not establish actual funding or payment history.

Note Rate & Net Rate

Formula-based indicative coupons use the latest applicable published index plus the stated margin, subject to contractual floors and applicable rounding. Fixed quotes retain their stated coupon. Net rate deducts the disclosed servicing fee. Historical request DSCR is not silently recalculated at an updated indicative coupon.

Price, Yield & Relative Value

Price is quoted per \$100 of principal. Bond Equivalent Yield is calculated from investor cashflows after servicing on a no-loss basis. Weighted average life reflects the timing of principal returns. Treasury spread compares yield with the Treasury curve interpolated at weighted average life. Missing benchmark or pricing results remain unavailable.

Scenario Analysis & Principal Return

Interest-rate shocks reprice the modeled cashflows and refinancing incentives. Expected payoff timing uses the CRE payoff model and whole-month projections; loans with a first-reset horizon retain that horizon. The base-case chart includes scheduled and balloon principal. These are analytical estimates, not commitments to repay or refinance on a particular date.

Property & Geographic Information

Maps show approximate property location. Geographic indicators describe the applicable area and are not property-specific underwriting conclusions. Reviewed photographs and historical marketing information do not establish current condition, occupancy or lease terms.

Important Disclosures

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