GABG

REAL ESTATE DEVELOPMENT GROUP

By GABG TRUST GROUP, LLC

01 Owner, property & project

SHORT VERSION

Complete one form per project. Use Yes, No, Unknown or N/A as appropriate. Identify estimates and dates; use U.S. dollars. Attach supporting details where space is insufficient.

1.1 Project and property

Project name; street address, city, county, state and ZIP; parcel IDs; gross and developable acres.

1.2 Owner and authorized contact

Legal owner/entity, entity type and formation state; representative and title; mailing address, phone and email.

1.3 Development concept, objectives and GABG role

Uses, unit/space mix, buildings, stories, phases and gross/rentable area; current stage; target start/completion dates; requested GABG assistance and key priorities.

1.4 Land ownership or site control

Owned, purchase contract, option or ground lease? State acquisition price/date or remaining obligation, deposits, closing deadline and conditions.

1.5 Title, occupancy and site limitations

Identify easements, access restrictions, tenants/leases, liens, unpaid taxes, disputes and other limits on usable acreage.

1.6 Zoning, approvals and building height

State zoning, permitted uses, density and height limits. Are 3-story and 4-story options permitted? Identify written confirmation, approval status and required rezoning, variances or code review.

02 Due diligence & readiness

SHORT VERSION

For each item, identify current status, supporting report/date and any remaining cost, responsible party or deadline.

2.1 Soils and geotechnical feasibility

Report date/engineer; bearing, groundwater and foundation findings; unsuitable soils or remediation; further testing and estimated cost.

2.2 Environmental, flood and drainage

Phase I/II status; contamination, flood zone/history, wetlands and protected resources; stormwater approach and mitigation requirements.

2.3 Utilities, infrastructure and access

Water/fire flow, sewer, power and drainage capacity; will-serve letters; road/fire access; required extensions, off-site work, fees, bonds and lead times.

2.4 Design and construction readiness

Plan and permit status for architectural, civil, structural and MEP work; framing; code/fire/accessibility review; bids, contracts, exclusions and plan-use rights.

2.5 Team, schedule and delivery

Identify developer, architect, engineers and contractor; decision authority; permit, financing, construction and occupancy milestones; phasing dependencies.

2.6 Principal risks and remaining decisions

Three largest unresolved issues; approval/public-funding conditions; cost/schedule impacts; contingency or insurance gaps; responsible parties and resolution dates.

GABG

REAL ESTATE DEVELOPMENT GROUP

By GABG TRUST GROUP, LLC

03 Budget, debt & financing

SHORT VERSION

Use one scope and financial as-of date. Enter and reconcile all totals; fields do not calculate automatically.

As-of date

Budget preparer / estimate basis

3.1 Development budget summary

A = paid; B = committed but unpaid; C = remaining uncommitted forecast. Total = A + B + C.

Cost category	A: Paid	B: Unpaid	C: Forecast	Total
Land / acquisition closing				
Studies / design / permits / fees				
Site / building / tenant improvements				
Finance / holding / legal / sales				
Reserves / contingency / other				
TOTAL DEVELOPMENT COST				

Attach the detailed budget and paid-cost ledger. Identify contingencies, exclusions and amounts funded by the owner, debt or other equity. Keep appraised land value separate from historical cost.

3.2 Investment, existing debt and sponsor capacity

Owner cash already invested; current land value/basis; every lender balance, undrawn funds, rate, debt service, maturity, payoff and default status; sponsor liquidity and overrun support.

3.3 Remaining funding requirement

Future uses: B + C above, plus only additional payoffs, reimbursements and reserves. Future sources: available cash, new equity, undrawn debt that remains available and proposed financing. Count each item once.

Future cash uses ($)

Future cash sources ($)

Gap / (excess) = uses - sources

3.4 Financing request, equity and outstanding conditions

Loan amount, purpose, target date and requested terms; committed versus proposed sources; additional owner cash; joint-venture interest; lender status and required LTC, LTV or DSCR limits.

04 Revenue, exit & submission

SHORT VERSION

4.1 Revenue and operating assumptions

Units/area for sale versus rental; prices/rents and supporting comparables; vacancy, rent growth, operating costs, stabilized NOI and annual debt service. Attach the pro forma and leases/presales.

4.2 Exit strategy and capital repayment

Sale, hold, refinance or hybrid? State timing and sale/retention percentages; net sale/refinance proceeds after debt, fees and reserves; distribution terms; fallback plan and shortfall funding.

4.3 Supporting-document checklist

Enter A = Attached, P = Pending, U = Unavailable or N/A. Provide current versions and an indexed file list.

Document package	Status	Pending item / due date
Owner authority; deed/contract; survey; title		
Zoning, entitlements, permits and agreements		
Soils, environmental, flood and utility reports		
Plans, specifications, bids, contracts and schedule		
Budget, paid-cost ledger, debt/payoffs and equity proof		
Appraisal, market study, pro forma and exit assumptions		

4.4 Qualifications, missing information and follow-up

Identify material assumptions or corrections, missing documents, delivery dates and one coordination contact.

4.5 Owner confirmation

I am authorized to submit this information and confirm it is accurate to the best of my knowledge as of the date below. Estimates, assumptions and incomplete items are identified. Material changes will be communicated during review.

Printed name / title / entity **Date**

Authorized representative signature

Submit the completed form and supporting documents to Sara Horvat, Chief of Staff, for GABG coordination. This questionnaire supports preliminary review; any development, construction, financing or joint-venture engagement requires a separate written agreement.