

PUBLIC DISCLOSURES RELATING TO CONDUIT REVENUE OBLIGATIONS

Pursuant to California Government Code Section 5852.1, the following good faith estimate is provided by Banner Bank, at the request of Luna Vista, L.P. to the City of Los Angeles (the "City") prior to the City's regular City Council (the "Council") meeting (the "Meeting") at which Meeting the Council will consider the authorization of conduit revenue obligations (the "Loan") as identified below.

1. Name of Borrower: Luna Vista, L.P.
2. Name of Bond Issue / Conduit Revenue Obligations: City of Los Angeles Multifamily Housing Revenue Bond (Luna Vista Apartments) Series 2022Y-1 and City of Los Angeles Multifamily Housing Revenue Bond (Luna Vista Apartments) Taxable Series 2022Y-2.
3. Amount of Tax-Exempt Bond Issue / Conduit Revenue Obligations: \$23,663,000
Amount of Taxable Bond Issue / Conduit Revenue Obligations: \$14,600,000
4. X Private Placement Lender or Bond Purchaser, Underwriter or Financial Advisor (mark one) engaged by the Borrower from which the Borrower obtained the following required good faith estimates relating to the Loan:
 - (A) The true interest cost of the Tax-Exempt Loan, which means the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for the new issue of Tax-Exempt Loan (to the nearest ten-thousandth of one percent): 4.80%. The true interest cost of the Taxable Loan, which means the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for the new issue of Loan (to the nearest ten-thousandth of one percent): 6.235%.
 - (B) The finance charge of the Tax-Exempt Loan, which means the sum of all fees and charges paid to third parties: \$445,043. The finance charge of the Taxable Loan, which means the sum of all fees and charges paid to third parties: \$274,590.
 - (C) The amount of proceeds received by the public body for sale of the Tax-Exempt Loan less the finance charge of the bonds described in subparagraph (B) and any reserves or capitalized interest paid or funded with proceeds of the Loan: \$19,974,435. The amount of proceeds received by the public body for sale of the Taxable Loan less the finance charge of the bonds described in subparagraph (B) and any reserves or capitalized interest paid or funded with proceeds of the Loan: \$13,215,007.
 - (D) The total payment amount, which means the sum total of all payments the borrower will make to pay debt service on the Tax-Exempt Loan plus the finance charge of the Loan described in subparagraph (B) not paid with the proceeds of the Loan (which total payment amount shall be calculated to the final maturity of the Loan): \$32,625,024. The total payment amount, which means the sum total of all payments the borrower will make to pay debt service on the Taxable Loan plus the finance charge of the Loan described in subparagraph (B) not paid with the

proceeds of the Loan (which total payment amount shall be calculated to the final maturity of the Loan): \$15,984,993.

This document has been made available to the public at the Meeting of the Council.