

Exhibit 3 – Broadway Bank Term Sheet

	<u>Construction Loan</u>	<u>Amortizing Mini-Perm</u>
Borrower:	Hemisfair Park Area Redevelopment Corporation	Same
Loan Amount:	Up to \$282,436 for South Alamo Street and up to \$292,523 for Martinez Street parking lots. Advances subject to bank approved draws for soft and hard costs associated with the construction of 56 space parking lot.	Same
Rate:	WSJ Prime + 25 bps, floating, floor rate of 3.50 %	FHLB 5/20 + 275 bps , fixed, floor rate of 4.5%
LTC/LTV:	100%	Same
Term:	18 months	60 months (5 years)
Collateral:	Collateral assignment of HPARC's revenue sharing interest in the Revenue Sharing Agreement. The terms of the Revenue Sharing Agreement and collateral assignment to be approved by the Bank.	Same
Fee:	0.50% Origination Fee	None
Covenants	Construction to commence within 60 days of loan facility closing. Construction completion within 180 days of loan closing.	None
Repayment:	I/O Monthly	P&I Monthly based on 20 year amortization
Guarantees:	Non-recourse	Same

The Mini-perm rate will be based on the then Federal Home Loan Bank index for a 20 year amortizing loan, 5 year balloon. The current index can be found at <https://www.fhlb.com/products/Pages/Rates.aspx#tab2> (Standard amortizing).