



Term Sheet

November 10, 2011

Mr. [REDACTED] Patel

President

[REDACTED] LLC.

[REDACTED]

Crossett AR 71635

(P) 870 [REDACTED]

(E) [REDACTED]@hotmail.com

Borrower: [REDACTED] LLC.

Project Name: [REDACTED] Inn

Location: Crossett, AR

Description: 84 Room Hotel

Needs: Re Finance

Dear Mr. [REDACTED] Patel

The purpose of this Term Sheet is to set forth the general terms, conditions and intentions upon which [REDACTED] LLC. ("CLIENT") may engage ASTRA for services to provide a financing structure to "CLIENT" in reference to the fore mentioned project commonly known as the [REDACTED], Crossett AR. The following terms and conditions will be incorporated into a Letter of Commitment upon final approval for financing.



This Term Sheet describes the conditions under which said funding could occur. This letter demonstrates a willingness by both parties to work together with best efforts and in good faith, in order to consummate the transaction contemplated herein. The US Patriot Act establishes minimum standards of accounting information to be collected and maintained. Prior to entering into an agreement to provide credit, this federal law requires all financial institutions to obtain, verify and record certain information that identifies each person or legal entity. Specifically, this means that we will ask for certain information to allow us to identify you for purposes of establishing the required records.

The ASTRA business model involves creating a financing package utilizing private equity funds including Conditional Bank Guarantees from established Commercial Banks. All Commercial Bank policies and procedures that pertain to official approvals of financing, plans, layouts, permits, construction permits, licenses and draw schedules shall also satisfy ASTRA's requirements, prior to distribution of project funds. Project funding can commence approximately sixty (60) banking days upon opening of Escrow.

ASTRA could provide its services of providing financing to "CLIENT" for the project "84 Unit America's Best Value Inn, Crossett, AR" under the following general terms and conditions:

Procedures:

1. ASTRA Loan Application (Completed and Returned)
2. Term Sheet (Signed and Returned to ASTRA)
3. Escrow Opened
4. Letter of Commitment
5. Funding

Structure of the Transaction:

The construction of this project is to be structured as an asset of "CLIENT"

Equity Position:

ASTRA will not seek to acquire an equity position in the project.

Management:

ASTRA will not require a seat on the Board of Directors for "CLIENT"



Loan Requested:

One Million One Hundred and Fifty Thousand Dollars (\$1,150,000) USD

Collateral:

Loan to be secured by the cash deposit (held in escrow) of Two Hundred Thousand Dollars (\$200,000) USD and 1st position Real Estate lien on subject properties. A certified appraisal is required prior to closing; the total loan amount cannot exceed 80% of the appraised value of the subject.

Deposits:

Two Hundred Thousand Dollars (\$200,000) USD; to be deposited into escrow with Chicago Title (CTC) The Deposit shall be released and returned to "CLIENT" at closing.

Guarantor(s):

████████████████████ and Mr. ██████████ Patel

Insurance:

"CLIENT" to obtain all necessary insurances including but not limited to indemnification of ASTRA, builder's risk, general liability, workmen's compensation and property insurance in amounts accordance with standard operating procedures.

Underwriting:

We expect the Underwriting process will be confirmatory in nature and will include the documentation required. ASTRA must have access to the necessary resources to facilitate the due-diligence process.

Timing:

Escrow can be opened approximately 2 days following receipt of signed Term Sheet

Funding can be available approximately sixty (60) days from date of opening of Escrow

Project Costs:

The total estimated financing for this project is One Million Two Hundred Thousand Dollars (\$1,200,000) USD

Project Financing: "80% of Appraised Value is Available"

Appraised Value (estimated)

(\$1,500,000 USD) One Million Five Hundred Thousand USD

Funding: ASTRA 80%

(\$1,200,000 USD) One Million Two Hundred Thousand USD

Deposit: "CLIENT"

(\$200,000 USD) Two Hundred Thousand USD

Financing:

Permanent:	4% Fixed / 20 Year Term	
Amortized:	Over 20 years	
Estimated Payment:	Monthly: Principal and Interest:	\$7,271.76
Pre Payment Penalty:	None	

Closing Costs:

All closing costs shall be paid from loan proceeds

Lending Fee:

ASTRA 1% of total loan amount.

Confidentiality:

Each party acknowledges the confidential nature of this Term Sheet. In the course of the development, operation, analysis and review of the Project each Party may receive certain confidential information from or about Projects whether provided orally or in writing. All such information supplied by Parties or learned by Parties or its Representatives regarding the Projects is deemed Confidential.



Upon satisfaction, please execute this letter in the space provided and return it to my attention so that we may proceed to the next step in the transaction process.

This Term Sheet will expire at 5:00pm EST on Tuesday, November 15th 2011 if an executed copy of this letter has not been received.

Please send all correspondence to info@astracapitalfunding.com

Signed and Dated:



November 10th 2011

John B Ramsey


Date

President

Astra Capital Funding

john@astracapitalfunding.com

407-608-0755

 J. Patel 11-10-11
Mr. Patel Date:
President

 LLC.

