



CONFIDENTIALITY AND CONDITIONS OF OFFERING AGREEMENT
La Jolla Capital. (LJC)

Property: I Wood 1 & 2 Apartments,
4821 & 4949 W Century Blvd, CA 90304
60 Units

Potential Investor:

LJC represents Owner as Owner's exclusive agent or broker for the potential sale of the Property. This Confidentiality and Conditions of Offering Agreement (the "Agreement") will confirm the mutual understandings of Potential Investor, LJC, and Owner in connection with Potential Investor's review of certain confidential information, including but not limited to: an offering memorandum, documents, data, financial statements, reports, forecasts, projections, surveys, diagrams, records, engineering reports, and other documents concerning the Property (the Offering Materials). Owner and LJC may make the Offering Materials available in written, electronic, or verbal form to the Potential Investor following LJC's receipt of the Agreement, duly executed by Potential Investor. The Offering Materials shall not include information that (i) is or become generally available to the public. (ii) was in the possession of the undersigned or the Related Parties prior to the date of the Agreement (and is not subject to any pre-existing confidentiality agreement in favor of Seller, any affiliate thereof, and/or LJC), (iii) was obtained by the undersigned or the Related Parties from a third party who, to the knowledge of the undersigned and the Related Parties, is not subject to any confidentiality agreement regarding such information, or (iv) is independently developed by the undersigned or the Related Parties without reliance on the Offered Materials. The terms of the Agreement follow.

- Ownership, Use and Return of Offering Materials** - The Offering Materials shall continue to be the property of the Owner and LJC. The Offering Materials will be used by the Potential Investor solely for the purpose of evaluating the possible acquisition of the Property and not for any purpose unrelated to the possible acquisition of the Property. The Offering Materials may not be copied or duplicated without the Owner's or LJC's consent, and must be returned to LJC immediately upon request or when the Potential Investor declines to make an offer for the Property or terminates discussion or negotiations with respect to the Property.
- Confidentiality and Disclosure of Offering Materials by Potential Investor** - Potential Investor acknowledges that the Offering Materials are considered confidential and proprietary information and will not make any Offering Materials available, or disclose any of the contents thereof, to any person without Owner's or LJC's prior written consent; provided, however, that the Offering Materials may be disclosed to the Potential Investor's partners, employees, legal counsel, advisors, and institutional lenders (collectively the 'Related Parties') as reasonably required for an evaluation of the Property. Such Related Parties shall be informed by Potential Investor of the confidential nature of the Offering Materials and the terms of this Agreement and shall be directed by Potential Investor to keep the Offering Materials and related information strictly confidential in accordance with this Agreement. Potential Investor shall be responsible for any violation of this provision by any Related Party.
- Potential Investor is acting as Principal and not as Brokers** - Potential Investor is a principal and not an agent or acting on behalf of any other party in connection with the purchase of the Property. Potential Investor will not look to LJC or to Owner for any brokerage commission, finder's fee, or other compensation in connection with the sale of the Property or any interest therein. Potential Investor acknowledges that it has not had any discussion regarding the Property with any broker or agent. Potential Investor shall indemnify and hold Owner and LJC harmless from and against any claims, causes of action, or liabilities relating to the Property by any agents or brokers resulting from Potential Investor's actions. Should investor engage a broker, Investor shall be solely responsible for their compensation.
- No Representations as to Offering Materials or Condition of Property** - Potential Investor understands and acknowledges that neither Owner nor LJC make any representation or warranty as to the accuracy or completeness of the Offering Materials or the condition of the Property in any manner. The Potential Investor further understands and acknowledges that the information used in the preparation of the Offering Materials was furnished by Owner and has not been independently verified by LJC, and is not guaranteed as to completeness or accuracy. Potential Investor agrees that neither Owner, nor LJC shall have any liability for any reason to the Potential Investor or any of its representatives or Related Parties resulting from the use of the Offering Materials by any person in connection with the sale of, or other investments by Potential Investor in the Property whether or not consummated for any reason. Neither Owner nor LJC is under any obligation to notify or provide any further information to Potential Investor or Related Parties if either Owner or LJC becomes aware of any inaccuracy, incompleteness or change in the Offering Materials. The undersigned acknowledges that neither Owner nor any person acting on Owners behalf, has made any representation or warranty as to the accuracy or completeness of the Offering Materials, or the suitability of the information contained therein for any purpose whatsoever, and any representation or warranty in connection therewith is hereby expressly excluded. The Offering Materials provided to the undersigned are subject to, among other things, correction of errors and omissions, additions or deletion of terms, and withdrawal upon notice. The undersigned agrees that either Owner, LJC, or any person acting on Owner's or LJC's behalf, shall have any liability to the undersigned resulting from the delivery to, or use by the undersigned of the Offering Materials or otherwise with respect thereto. Potential Investor and Related Parties shall rely only their own due diligence and investigation of the Property, including but not limited to any financial, title, environmental, physical, tenant or any other matters.

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5. **Withdrawal of Property from Market or Termination of Discussions** - Potential Investor acknowledges that the Property has been offered for sale subject to withdrawal of the Property from the market at any time or rejection of any offer because of the terms thereof, or for any other reason whatsoever, without notice, as well as the termination of discussions with any party at any time without notice for any reason whatsoever.
6. **Term Of Agreement** - The terms and conditions of this Agreement shall remain in full force and effect for a period of two years from the date hereof.
7. **Remedies** - In the event that Potential Investor fails to comply with the terms and conditions of this Agreement, Potential Investor may be liable to Owner and/or LJC for such breach, Owner and/or LJC shall be entitled to exercise any right, power, or remedy available at law or in equity for such breach.
8. **Applicable Law** - This Agreement shall be governed by and construed in accordance with the laws of the State of Texas without reference to its conflicts of law provisions.
9. **Access to Property, Property's Management, Property Lender, and Property Tenants** - Potential Investor agrees to not seek to gain access to any non-public areas of the Property or communicate with Property's management employees, the holder of any financing encumbering the Property, the Property's tenants, and the Owner's partners in the ownership of the Property, without the prior consent of Owner or LJC, which consent may be withheld in the Owner's sole discretion.
10. **Entire Agreement, Waiver or Modification** - This Agreement contains the entire understanding between the parties with respect to the subject matter hereof, and may not be altered, varied, revised or amended, except by an instrument in writing signed by the parties subsequent to the date of this Agreement. The parties have not made any other agreement or representation with respect to such matter.

Accepted and Agreed to this _____ day of _____, 2026.

POTENTIAL INVESTOR:

Company: _____

Signature: _____

Print Name: _____

Title: _____

Address _____

City, State,
and Zip: _____

Telephone: _____

Facsimile: _____

Email: _____

Return to: sbushe@lajollacapital.com