



Alternative Investment Insight Through
Research, Training and Increased Efficiency

Due Diligence Insights Questionnaire Template

Sponsor

1. Regulatory – Review the AI Insight Quarterly Litigation/Regulatory section within the Sponsor's company summary.
2. Sponsor's primary competitive advantage.

Structure

1. Brief overview of the offering and the structure and any questions on this for the Sponsor.
2. Fees – review Program Compensation Report from AI Insight and address any fee questions.

Objectives/Risks

1. Brief overview and address any questions related to the stated fund objectives and risk factors in the Program Summary.

Properties

1. Address any questions related to the properties (age, locations, environmental, etc.)
2. Thesis for owning the property or properties.

Leases

1. Overview of the lease structure(s) and tenant.
2. Address any questions related to the leases (term, guarantor, finances, etc.)

Financing

1. Overview of the financing structure
2. Address any questions related to the term, interest rate, LTV.

Distributions and forecasted returns

1. Disposition strategy overview
2. Review of cash flow analysis and assumptions
3. Address any questions on distributions or cash flows and scenario analysis.

Management and prior performance

1. Review personnel at the Sponsor who will be responsible for managing the program.
2. Prior performance – review if included in PPM, or address if not.
3. Address any prior performance questions.