Small Balance Loans

PRICING GUIDE

think BIG FOR YOUR NEXT CRE FINANCING

Basis Investment Group, a direct and full-service lender, originates diversified CRE debt loans and investments across the capital stack of stabilized, transitional and development assets nationwide. Our CRE products include the following:

- Freddie Mac SBL ($1MM+ for stabilized multifamily)
- Bridge Loans ($10MM+ for most CRE property types)
- CMBS Loans ($3MM+ for most CRE property types)
- Mezzanine/Preferred Equity ($2MM+ for most CRE property types)
- Competitive pricing and structures

WESTERN REGION

Pricing Update

Product		Term (yrs)	Top Markets	Standard Markets
Hybrid	5-Year	5 fixed, 15 float	4.64% - 5.11%	4.98% - 5.45%
	7-Year	7 fixed, 13 float	4.76% - 5.32%	4.89% - 5.45%
	10-Year	10 fixed, 10 float	4.69% - 5.29%	4.93% - 5.53%
Fixed	5-Year	5 fixed	4.64% - 5.11%	4.98% - 5.45%
	7-Year	7 fixed	4.71% - 5.27%	4.84% - 5.40%
	10-Year	10 fixed	4.89% - 5.49%	5.03% - 5.63%

RATE ASSUMPTIONS

Bottom end of range: Yield maintenance prepay, no interest only, maximum DCR, 55% LTV

Top end of range: Standard prepay, standard interest only, minimum DCR, 80% LTV

Parameters by Market

	Min DCR	Max LTV
Top Markets	1.20x	80%
Standard Markets	1.25x	80%
Small Markets	1.30x	75%*
Very Small Markets	1.40x	75%*

*75% for acquisitions; 70% for refinance

Pricing Varies Depending On:

Prepayment Structure

Loan LTV

DSCR

Income Profile

Interest Only Period

Program Highlights

- Non-recourse
- Partial and full-term interest only available
- Multiple step-down prepayment structures
- Loans between $1 - $7.5 million nationwide
- Discounts for affordable housing

Loan Amount	Unit Limitation
≤ $6 million	None
> $6 million and ≤ $7.5 million	Up to 100 units
	○ Exceptions permitted above 100 units
	○ Deals within this range in Small/Very Small Markets may be permitted subject to Freddie's approval of an exception request