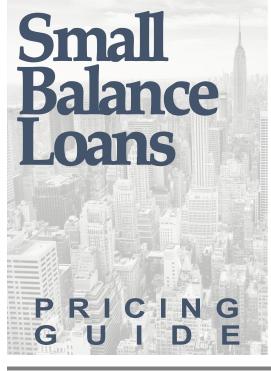
## BASIS INVESTMENT GROUP, LLC

## June 14, 2022





# FOR YOUR NEXT CRE FINANCING think

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

# NORTH CENTRAL REGION

#### Pricing Update

Product		Term (yrs)	Top Markets	Standard Markets	
Hybrid	5-Year	5 fixed, 15 float	4.94% - 5.41%	5.33% - 5.80%	
	7-Year	7 fixed, 13 float	5.14% - 5.70%	5.21% - 5.77%	
	10-Year	10 fixed, 10 float	5.14% - 5.74%	5.23% - 5.83%	
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Fixed	5-Year	5 fixed	4.89% - 5.36%	5.28% - 5.75%	
	7-Year	7 fixed	5.14% - 5.70%	5.21% - 5.77%	
	10-Year	10 fixed	5.19% - 5.79%	5.28% - 5.88%	

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 $\leq$ \$7.5 million	Up to 100 units
	<ul> <li>Exceptions permitted above 100 units</li> </ul>
	<ul> <li>Deals within this range in Small/Very Small Markets may be permitted subject to Freddie's approval of an exception request</li> </ul>



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