



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

SOUTH EAST REGION

Pricing Update

Product	Term (yrs)	Top Markets	Standard Markets
Hybrid	5-Year	5 fixed, 15 float	5.14% - 5.61%
	7-Year	7 fixed, 13 float	5.34% - 5.90%
	10-Year	10 fixed, 10 float	5.44% - 6.04%
Fixed	5-Year	5 fixed	5.09% - 5.56%
	7-Year	7 fixed	5.34% - 5.90%
	10-Year	10 fixed	5.39% - 5.99%

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

Program Highlights							
<ul style="list-style-type: none"> • 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 	<table border="1"> <thead> <tr> <th>Loan Amount</th> <th>Unit Limitation</th> </tr> </thead> <tbody> <tr> <td>≤ \$6 million</td> <td>None</td> </tr> <tr> <td>> \$6 million and ≤ \$7.5 million</td> <td>Up to 100 units <ul style="list-style-type: none"> ◦ 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 </td> </tr> </tbody> </table>	Loan Amount	Unit Limitation	≤ \$6 million	None	> \$6 million and ≤ \$7.5 million	Up to 100 units <ul style="list-style-type: none"> ◦ 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
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Pricing Varies Depending On:
Prepayment Structure
Loan LTV
DSCR
Income Profile
Interest Only Period

FOR ADDITIONAL INFORMATION:

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