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

NORTH CENTRAL REGION

Pricing Update

Product		Term (yrs)	Top Markets	Standard Markets
Hybrid	5-Year	5 fixed, 15 float	6.77% - 7.21%	7.16% - 7.60%
	7-Year	7 fixed, 13 float	6.90% - 7.40%	6.97% - 7.47%
	10-Year	10 fixed, 10 float	6.83% - 7.34%	6.92% - 7.43%
Fixed	5-Year	5 fixed	6.72% - 7.16%	7.11% - 7.55%
	7-Year	7 fixed	6.90% - 7.40%	6.97% - 7.47%
	10-Year	10 fixed	6.78% - 7.29%	6.87% - 7.38%

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

FOR ADDITIONAL INFORMATION:

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