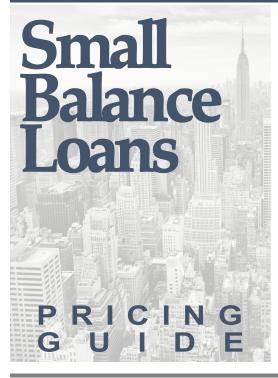
BASIS INVESTMENT GROUP, LLC

February 28, 2023





think BIG FOR YOUR NEXT

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

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Product		Term (yrs)	Top Markets	Standard Markets	
Hybrid	5-Year	5 fixed, 15 float	6.12% - 6.46%	6.51% - 6.85%	
	7-Year	7 fixed, 13 float	6.10% - 6.50%	6.17% - 6.57%	
	10-Year	10 fixed, 10 float	6.08% - 6.49%	6.17% - 6.58%	
Fixed	5-Year	5 fixed	6.07% - 6.41%	6.46% - 6.80%	
	7-Year	7 fixed	6.10% - 6.50%	6.17% - 6.57%	
	10-Year	10 fixed	6.03% - 6.44%	6.12% - 6.53%	

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	
	 Exceptions permitted above 100 units 	
	$\circ\textsc{Deals}$ within this range in Small/Very Small	
	Markets may be permitted subject to Freddie's	
	approval of an exception request	



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