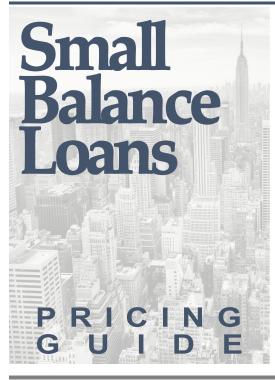
BASIS INVESTMENT GROUP, LLC

May 23, 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

Product		Term (yrs)	Top Markets	Standard Markets	
Hybrid	5-Year	5 fixed, 15 float	5.97% - 6.31%	6.36% - 6.70%	
	7-Year	7 fixed, 13 float	6.10% - 6.50%	6.17% - 6.57%	
	10-Year	10 fixed, 10 float	6.18% - 6.59%	6.27% - 6.68%	
Fixed	5-Year	5 fixed	5.92% - 6.26%	6.31% - 6.65%	
	7-Year	7 fixed	6.10% - 6.50%	6.17% - 6.57%	
	10-Year	10 fixed	6.13% - 6.54%	6.22% - 6.63%	

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 \leq \$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



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