



# 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 EAST REGION

### Pricing Update

Product		Term (yrs)	Top Markets	Standard Markets
Hybrid	5-Year	5 fixed, 15 float	6.77% - 7.11%	7.21% - 7.55%
	7-Year	7 fixed, 13 float	6.85% - 7.25%	6.95% - 7.35%
	10-Year	10 fixed, 10 float	6.73% - 7.14%	6.97% - 7.38%
Fixed	5-Year	5 fixed	6.77% - 7.11%	7.16% - 7.50%
	7-Year	7 fixed	6.85% - 7.25%	6.95% - 7.35%
	10-Year	10 fixed	6.78% - 7.19%	6.92% - 7.33%

**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	
• 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	
<b>Loan Amount</b>	<b>Unit Limitation</b>
≤ \$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

Pricing Varies Depending On:
Prepayment Structure
Loan LTV
DSCR
Income Profile
Interest Only Period

**FOR ADDITIONAL INFORMATION:**



(212) 842-5712



info@basisinvgroup.com



www.basisinvgroup.com