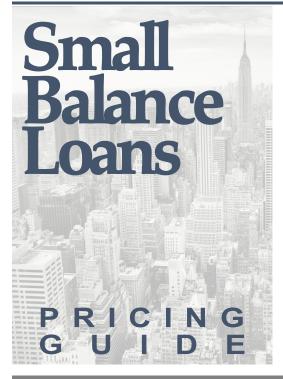


July 25, 2023





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

Proc	duct	Term (yrs)	Top Markets	Standard Markets
	5-Year	5 fixed, 15 float	6.72% - 7.06%	7.11% - 7.45%
Hybrid	7-Year	7 fixed, 13 float	6.80% - 7.20%	6.87% - 7.27%
	10-Year	10 fixed, 10 float	6.93% - 7.34%	7.02% - 7.43%
	5-Year	5 fixed	6.52% - 6.86%	6.91% - 7.25%
Fixed	7-Year	7 fixed	6.80% - 7.20%	6.87% - 7.27%
	10-Year	10 fixed	6.78% - 7.19%	6.87% - 7.28%

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	
	o Exceptions permitted above 100 units	
	o Deals within this range in Small/Very Small	
	Markets may be permitted subject to Freddie's	
	approval of an exception request	





(212) 842-5712

info@basisinvgroup.com www.basisinvgroup.com