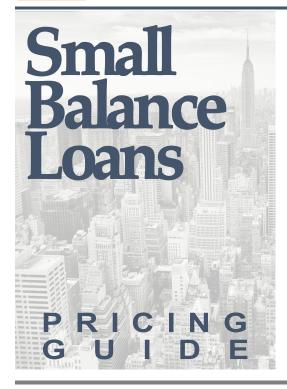
August 23, 2023





FOR YOUR NEXT CRE FINANCING think

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

SOUTH EAST REGION

Pricing Update

| Product | | Term (yrs) | Top Markets | Standard Markets |
|---------|---------|--------------------|---------------|------------------|
| Hybrid | 5-Year | 5 fixed, 15 float | 7.02% - 7.36% | 7.31% - 7.65% |
| | 7-Year | 7 fixed, 13 float | 7.10% - 7.50% | 7.15% - 7.55% |
| | 10-Year | 10 fixed, 10 float | 7.23% - 7.64% | 7.27% - 7.68% |
| | | | | |
| Fixed | 5-Year | 5 fixed | 6.82% - 7.16% | 7.11% - 7.45% |
| | 7-Year | 7 fixed | 7.10% - 7.50% | 7.15% - 7.55% |
| | 10-Year | 10 fixed | 7.08% - 7.49% | 7.12% - 7.53% |

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 ≤ \$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 | |





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