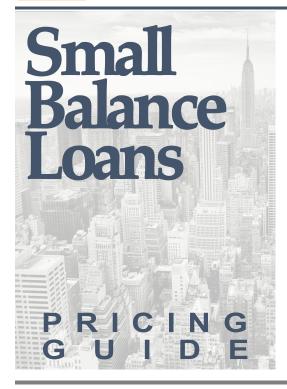


September 19, 2023





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

NORTH CENTRAL REGION

Pricing Update

Product		Term (yrs)	Top Markets	Standard Markets
Hybrid	5-Year	5 fixed, 15 float	6.87% - 7.21%	7.26% - 7.60%
	7-Year	7 fixed, 13 float	6.85% - 7.25%	6.92% - 7.32%
	10-Year	10 fixed, 10 float	7.08% - 7.49%	7.17% - 7.58%
Fixed	5-Year	5 fixed	6.67% - 7.01%	7.06% - 7.40%
	7-Year	7 fixed	6.85% - 7.25%	6.92% - 7.32%
	10-Year	10 fixed	6.83% - 7.24%	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

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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