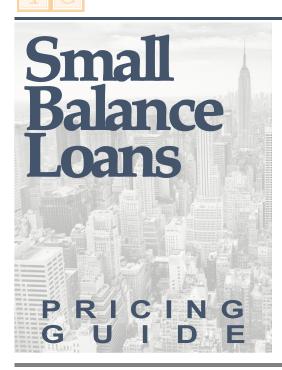
BASIS INVESTMENT GROUP, LLC



## FOR YOUR NEXT CRE FINANCING think

September 28, 2023

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)

## SOUTH EAST REGION

**Pricing Update** 

| Product          |         | Term (yrs)  | Top Markets   | Standard Markets |  |
|------------------|---------|---|---------------|------------------|--|
| Hybrid           | 5-Year  | 5 fixed, 15 float   | 7.17% - 7.51% | 7.46% - 7.80%    |  |
|                  | 7-Year  | 7 fixed, 13 float   | 7.15% - 7.55% | 7.20% - 7.60%    |  |
|                  | 10-Year | 10 fixed, 10 float  | 7.38% - 7.79% | 7.42% - 7.83%    |  |
|                  |         |   |               |                  |  |
| Fixed            | 5-Year  | 5 fixed   | 6.97% - 7.31% | 7.26% - 7.60%    |  |
|                  | 7-Year  | 7 fixed   | 7.15% - 7.55% | 7.20% - 7.60%    |  |
|                  | 10-Year | 10 fixed  | 7.13% - 7.54% | 7.17% - 7.58%    |  |
| RATE ASSUMPTIONS |         | Bottom end of range: Yield maintenance prepay, no interest only, maximum DCR, 55% LTV |               |                  |  |

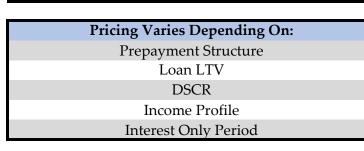
Bottom end of range: Yield maintenance prepay, no interest only, maximum DCR, 55% LTV Top end of range: Standard prepay, standard interest only, minimum DCR, 80% LTV

FOR

ADDITIONAL

| 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

| Loan Amount                       | Unit Limitation   |
|-----------------------------------|---|
| ≤ \$6 million                     | None  |
| > \$6 million and ≤ \$7.5 million | Up to 100 units<br>• Exceptions permitted above 100 units<br>• Deals within this range in Small/Very Small<br>Markets may be permitted subject to Freddie's<br>approval of an exception request |

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