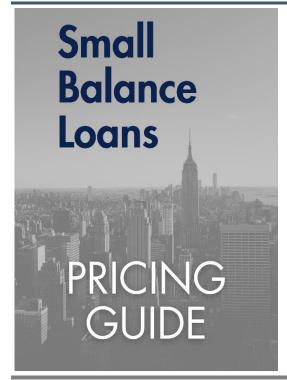
# **January 23, 2024**





# 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	6.97% - 7.31%	7.11% - 7.45%	
	7-Year	7 fixed, 13 float	6.85% - 7.25%	6.65% - 7.05%	
	10-Year	10 fixed, 10 float	6.93% - 7.34%	6.87% - 7.28%	
Fixed	5-Year	5 fixed	6.77% - 7.11%	6.86% - 7.20%	
	7-Year	7 fixed	6.85% - 7.25%	6.65% - 7.05%	
	10-Year	10 fixed	6.78% - 7.19%	6.62% - 7.03%	

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%*		

<sup>\*75%</sup> 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  - Exceptions permitted above 100 <u>units</u> - Deals within this range in Small/Very Small Markets may be permitted subject to Freddie's approval of an exception request		

For Additional Information:



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