



# Small Balance Loans

## PRICING GUIDE

# 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

## SOUTH CENTRAL REGION

**Reduced Rates across all product types and markets**

Product		Term (yrs)	Top Markets	Standard Markets
Hybrid	5-Year	5 fixed, 15 float	6.72% - 7.06%	7.11% - 7.45%
	7-Year	7 fixed, 13 float	6.65% - 7.05%	6.75% - 7.15%
	10-Year	10 fixed, 10 float	6.78% - 7.19%	6.87% - 7.28%
Fixed	5-Year	5 fixed	6.57% - 6.91%	6.96% - 7.30%
	7-Year	7 fixed	6.55% - 6.95%	6.65% - 7.05%
	10-Year	10 fixed	6.53% - 6.94%	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%*

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

**For**

**Additional  
Information:**



**(212) 842-5712**



**info@basisinvgroup.com**



**www.basisinvgroup.com**