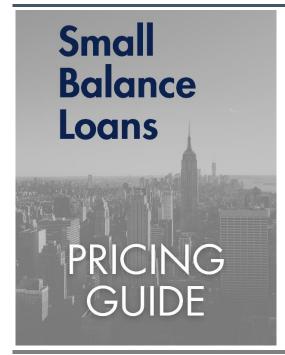
# **April 2, 2024**





# 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

## **SOUTH EAST REGION**

#### **Pricing Update**

Product		Term (yrs)	Top Markets	Standard Markets
Hybrid	5-Year	5 fixed, 15 float	7.07% - 7.41%	7.36% - 7.70%
	7-Year	7 fixed, 13 float	7.00% - 7.40%	7.05% - 7.45%
	10-Year	10 fixed, 10 float	7.13% - 7.54%	7.17% - 7.58%
Fixed	5-Year	5 fixed	6.92% - 7.26%	7.21% - 7.55%
	7-Year	7 fixed	6.90% - 7.30%	6.95% - 7.35%
	10-Year	10 fixed	6.88% - 7.29%	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%*		

<sup>\*75%</sup> 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

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

For

Additional Information:



(212) 842-5712



info@basisinvgroup.com www.basisinvgroup.com