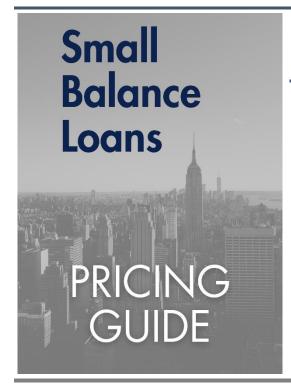
April 10, 2024





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	7.47% - 7.81%	7.61% - 7.95%
	7-Year	7 fixed, 13 float	7.35% - 7.75%	7.15% - 7.55%
	10-Year	10 fixed, 10 float	7.28% - 7.69%	7.22% - 7.63%
Fixed	5-Year	5 fixed	7.32% - 7.66%	7.41% - 7.75%
	7-Year	7 fixed	7.25% - 7.65%	7.05% - 7.45%
	10-Year	10 fixed	7.13% - 7.54%	6.97% - 7.38%

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 <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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