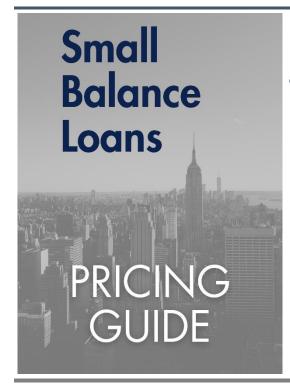
## **April 10, 2024**





## 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

## SOUTH CENTRAL REGION

**Pricing Update** 

Product		Term (yrs)	Top Markets	Standard Markets
Hybrid	5-Year	5 fixed, 15 float	7.22% - 7.56%	7.61% - 7.95%
	7-Year	7 fixed, 13 float	7.10% - 7.50%	7.20% - 7.60%
	10-Year	10 fixed, 10 float	7.18% - 7.59%	7.27% - 7.68%
Fixed	5-Year	5 fixed	7.07% - 7.41%	7.46% - 7.80%
	7-Year	7 fixed	7.00% - 7.40%	7.10% - 7.50%
	10-Year	10 fixed	6.93% - 7.34%	7.02% - 7.43%

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	Hia	ihlia	hts

- 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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