BASIS INVESTMENT GROUP, LLC

June 14, 2021

Freddie Mac
MULTIFAMILY

Small Balance Loans

PRICING GUIDE
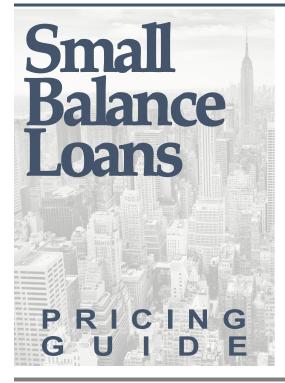
think BIG FOR YOUR NEXT CRE FINANCING

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

NORTH EAST REGION

Reduced Rates across all product types and markets

Product		Term (yrs)	Top Markets	Standard Markets
Hybrid	5-Year	5 fixed, 15 float	2.84% - 3.31%	3.23% - 3.70%
	7-Year	7 fixed, 13 float	3.19% - 3.75%	3.29% - 3.85%
	10-Year	10 fixed, 10 float	3.39% - 3.99%	3.53% - 4.13%
Fixed	5-Year	5 fixed	2.84% - 3.31%	3.23% - 3.70%
	7-Year	7 fixed	3.19% - 3.75%	3.29% - 3.85%
	10-Year	10 fixed	3.44% - 4.04%	3.58% - 4.18%

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

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

Pricing Varies Depending On:

Prepayment Structure

Loan LTV

DSCR

Income Profile

Interest Only Period

FOR ADDITIONAL INFORMATION:

📞 **(212) 842-5712**

✉ **info@basisinvgroup.com**

🖥 **www.basisinvgroup.com**