



# 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 CENTRAL REGION

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

Product		Term (yrs)	Top Markets	Standard Markets
Hybrid	5-Year	5 fixed, 5 float	6.37% - 6.71%	6.76% - 7.10%
	7-Year	7 fixed, 3 float	6.35% - 6.75%	6.42% - 6.82%
	10-Year	10 fixed, 10 float	6.48% - 6.89%	6.57% - 6.98%
Fixed	5-Year	5 fixed	6.27% - 6.61%	6.66% - 7.00%
	7-Year	7 fixed	6.25% - 6.65%	6.32% - 6.72%
	10-Year	10 fixed	6.18% - 6.59%	6.27% - 6.68%

**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

## Pricing Varies Depending On:

Prepayment Structure

Loan LTV

DSCR

Income Profile

Interest Only Period

**For**

**Additional  
Information:**



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