



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

Pricing Update

Product		Term (yrs)	Top Markets	Standard Markets
Hybrid	5-Year	5 fixed, 5 float	6.67% - 7.01%	6.81% - 7.15%
	7-Year	7 fixed, 3 float	6.75% - 7.15%	6.55% - 6.95%
	10-Year	10 fixed, 10 float	6.68% - 7.09%	6.62% - 7.03%
Fixed	5-Year	5 fixed	6.57% - 6.91%	6.66% - 7.00%
	7-Year	7 fixed	6.65% - 7.05%	6.45% - 6.85%
	10-Year	10 fixed	6.48% - 6.89%	6.32% - 6.73%

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:



(212) 842-5712



info@basisinvgroup.com



www.basisinvgroup.com