



March 27, 2024

PROPERTY ADDRESS:

2123 Columbia Avenue

LOAN QUOTE | MULTIFAMILY | PURCHASE

PURCHASE PRICE	\$1,555,000	\$1,555,000	\$1,555,000	\$1,555,000
PROGRAM	5 Year Hybrid	7 Year Hybrid	Bridge Loan	Floating Rate (Interest Only) *Market Rents Program*
LOAN AMOUNT	\$400,000	\$380,000	up to \$1,000,000	\$800,000
LTV	26%	24%	60-70%	51%
RATE	6.650%	6.850%	9.5-11%	8.250%
TERM	30 Years	30 Years	12-18 months	3 Years
AMORTIZATION	30 Years	30 Years	NA	30 Years
FIXED TERM	5 Years	7 Years	12-18 Months	Floating Rate (Monthly ARM)
INTEREST ONLY TERM	NA	NA	Full Term	3 Years
PRINCIPAL & INTEREST PAYMENTS	\$2,567.86	\$2,489.99	NA	\$6,010.13
INTEREST ONLY PAYMENTS	NA	NA	TBD	\$5,500.00
PREPAYMENT PENALTY	3-3-2-2-1%	4-4-3-3-2-1%	NONE	1-0%
MARGIN	2.750%	2.750%	NA	3.000%
INDEX	6 Month SOFR	6 Month SOFR	NA	Ameribor 30T
LIFE CAP	12.650%	12.650%	NA	NA
DEBT COVERAGE RATIO	1.20	1.20	NA	1.20***

***Based on Market Rents

Rates and Terms quoted assume strong sponsorship and property financials. 2. Rates, terms and conditions subject to change without notice. 3. Loan may change based upon receipt of the necessary documents. 4. This is a loan quote only and not a commitment to lend. 5. Changes to the LTV and an increase to the Start Rate may apply upon receipt and underwriting of subject loan package.

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