4326 50TH STREET
4326 50th Street, San Diego, CA 92115
8 Units
Est. Purchase Price: $1,795,000

SOFT QUOTE SHEET DATE
October 8, 2025

SOFT QUOTES

LENDER TYPE	BANK 1	BANK 2	BANK 3	CREDIT UNION 1
Loan Terms				
Estimated Loan Amount	**$1,150,000**	**$1,160,000**	**$1,160,000**	**$1,160,000**
Term	5 years	5 years	5 years	5 years
Interest-Only (Yrs.)	N/A	5 years	N/A	N/A
Amortization (Yrs.)	30 years	30 years	30 years	30 years
Recourse	Full-Recourse	Full-Recourse	Full-Recourse	Full-Recourse
Loan Sizing Metrics				
Max LTV | LTPP	Up to 65%	Up to 65%	Up to 65%	Up to 75%
Max LTC	N/A	N/A	N/A	N/A
Min DSCR	1.25x (Amortizing)	1.20x (Amortizing)	1.20x - 1.25x (Amortizing)	1.20x (Amortizing)
Min Debt Yield	N/A	N/A	N/A	N/A
Current Sizing Constraint	Min DSCR	Min DSCR	Min DSCR	Min DSCR
Interest Rate				
Type	Fixed	Fixed	Fixed	Fixed
Index	Rate Based Quote	Rate Based Quote	Rate Based Quote	Rate Based Quote
Index Yield (as of Matrix Date)	–	–	–	–
Estimated Spread	–	–	–	–
Estimated All-In Rate	**5.64%**	**5.80%**	**5.80%**	**5.88%**
Additional Details				
Lender Closing Costs/Fees	$10,000	$10,000	$5,000	$7,500
Prepayment Penalty	Yield Maintenance	3%, 2%, 1%, 1%, 1%	5%, 4%, 3%, 2%, 1%	No Prepayment Penalty
Northmarq Origination Fee	1.00% of Loan Amount	1.00% of Loan Amount	1.00% of Loan Amount	1.00% of Loan Amount
Closing Timeline	45 - 60 Days	45 - 60 Days	35 - 60 Days	45 - 60 Days
Notes	Alternative loan terms available (3, 7, 10 yrs)	Alternative loan terms available (3, 7, 10 yrs)	Alternative terms and rate buy downs available	

UNDERWRITING SUMMARY

FINANCIALS	IS AS-IS PROFORMA		IS IN-PLACE PROFORMA		NMQ DEBT PROFORMA		NOTES TO UNDERWRITING
Residential Income							
Gross Potential Rent	$151,248		$178,320		$151,458		Rent Roll
Less: Vacancy / Conc. / Bad Debt	(4,573)	***3.0%***	(5,404)	***3.0%***	(7,573)	***5.0%***	5.0% of GPR
Net Residential Income	**146,675**		**172,916**		**143,885**		
Plus: Utility Reimbursements	-		-		-		IS As-Is Proforma
Plus: Other Income	1,200		1,800		1,200		IS As-Is Proforma
Effective Gross Income	**147,875**		**174,716**		**145,085**		
Expenses		*Per SF*		*Per SF*		*Per SF*	
Real Estate Taxes	22,079	*2,760*	22,079	*2,760*	22,079	*2,760*	IS As-Is Proforma
Insurance	1,500	*188*	1,500	*188*	1,500	*188*	IS As-Is Proforma
Utilities	8,400	*1,050*	8,400	*1,050*	8,400	*1,050*	IS As-Is Proforma
Repairs & Maintenance	5,500	*688*	5,500	*688*	5,500	*688*	IS As-Is Proforma
Payroll	-	-	-	-	-	-	IS As-Is Proforma
Management Fees	7,622	*5.2%*	7,622	*4.4%*	7,254	*5.0%*	**5.0% of EGI**
General & Administrative	150	*19*	150	*19*	600	*75*	NMC Estimate
Marketing	-	-	-	-	200	*25*	NMC Estimate
Total Expenses	**45,251**		**45,251**		**45,533**		
Net Operating Income	**$102,624**		**$129,465**		**$99,552**		

DISCLAIMER

· This analysis is based upon information provided to us and assumptions as to market rents, cash flow, value, etc. which may or may not be supported by final underwriting conclusions. It should not be construed as a commitment to provide financing.
· Final loan amount may not exceed the maximum allowable loan-to-value/purchase price (LTV) and minimum debt service ratio (DSCR) as indicated by lender.
· These figures are for discussion purposes only and are to be considered soft indications based on the date of this matrix. Rates and spreads are subject to change daily. For more information please contact Northmarq directly.

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