

Target Market Segments

- Stabilized Properties
- Perm Loan Financing
- Agency Proceeds Constrained Refi's
- Additional Proceeds in less Competitive Agency Markets

Borrower Profile

Private Capital – Middle Market Client Profile

Markets

Nationwide

Brokered Business

Yes

Loan Amount

\$5M-\$40M

Collateral (MF Only)

Class A/B and Workforce Housing

Loan Term

5 Years

Prepayment Penalty

- YM(2), 3, 2, 1% base pricing
- YM(2), 2, 2, 1% = +10 bps
- YM(2), 1, 1, 1% = +35 bps
- YM(5) = -30 bps

Interest Only

FTIO

LTV

Max 75%

DSCR / DY

- 1.20x IO
- 1.10x Amort (360)
- Min 7.75% DY (Top Mkts), 8%-8.5% DY Standard / Small Mkts

Rate Type

Fixed (Treasury Indexed)

Gross Spread (as of 4/21/2026 and subject to change)

175-250 bps

Days to Close

45-60

Buydown

Up to 4% (20bps / point)

Early Rate Lock

Not Available

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