

Description

Greystone Express YM5 is designed to compete directly with Multifamily only CMBS conduit executions and debt fund lenders, while also serving as a complement to Greystone's Agency products.

Key Advantages

- 5-year Fixed Rate Term with Full-Term Interest Only: Maximizes cash flow and investor returns
- Additional Proceeds: Sizing to debt yield below 8% and 1.10x - 1.15x amortizing DSCR enables stronger leverage and more proceeds when compared to traditional Agency or other capital markets executions
- Captive B-Piece Buyer: Greater certainty of execution with b-piece buyer engaged from quote to close
- Transaction Timeline: 45-60 day close offering expedited due diligence period relative to Agencies for time sensitive transactions
- Nationwide Platform: Ability to execute across top, standard and small markets

Borrower Profiles

- Institutional, Large Private Capital and Middle Market borrower profiles
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Markets

Nationwide

Brokered Business

Yes

Loan Amount

Up to \$60M

Collateral (MF Only)

Stabilized Multifamily

Loan Term

5 Years

Prepayment Penalty

Yield Maintenance (more flexible structures available with add-on to spread)

Amortization

Full Term Interest Only (FTIO)

LTV

Max 75%

Debt Yield

7.50% – 8.50% (negotiated flexibility for larger transactions)

DSCR Constraint

Down to 1.10x (Amortizing)

Rate Type

Indexed over 5-year Treasury

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

175–250 bps (tiered pricing by loan size)

Days to Close

45–60

Buydown and Mechanics

Up to 4 Points (1.00% fee reduces rate by 20 bps)

Recourse

Non-Recourse (Standard carve-outs apply)

Closing Costs

~\$30,000 – \$40,000 (including legal and third-party reports)

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