



The Finance Report
August 7th, 2017

Recently Closed: \$3.7MM Cash-Out Refinance for Student Housing



Summary: Borrower sought a non-recourse loan providing maximum cash-out one year after acquiring and renovating the property. BluePoint was able to arrange a loan that becomes non-recourse after 24 months and provides more than a 100% return of all capital invested with a 10 yr fixed rate in the low 4%'s.

Property: Student Housing
Location: Berkeley, CA
Loan Amount: \$3,700,000
Recourse: 24 month burn-off
Fixed Period: 10 Years
Term: 15 Years
Amortization: 30 Years

Key Indexes

Index	Current	Year Ago	Index	Current	Year Ago
Prime Rate	4.25%	3.50%	5 Year Treas.	1.81%	1.14%
6 Mo. LIBOR	1.45%	1.14%	10 Year Treas.	2.25%	1.59%
COFI-11th	0.66%	0.69%	5 Year Swaps	1.89%	1.18%
12 Mo. Treas.	0.89%	0.51%	10 Year Swaps	2.21%	1.46%

Current Rates & Programs

Multifamily - Portfolio			Prepay	Term	Amortization
Adjustable	3.10% - 3.40%	↔	Step Down	30 Years	30 Years
3-Year Fixed	3.40% - 4.00%	↔	Step Down	30 Years	30 Years
5-Year Fixed	3.60% - 4.15%	↔	Step Down	30 Years	30 Years
7-Year Fixed	3.75% - 4.40%	↔	Step Down	30 Years	30 Years
10-Year Fixed	3.90% - 4.75%	↔	Step Down	30 Years	30 Years
Commercial - Portfolio			Prepay	Term	Amortization
5-Year Fixed	3.60% - 4.50%	↔	Various	10 Years	25-30 Years
10-Year Fixed	3.80% - 5.00%	↔	Various	10 Years	25-30 Years
Commercial - CMBS			Prepay	Term	Amortization
10-Year Fixed	3.80% - 4.75%	↔	Yield Maintenance	10 Years	30 Years

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