BLUE POINT
COMMERCIAL MORTGAGE

The Finance Report

June 2nd, 2022

Recently Closed: $18,270,000 Multifamily Loan at 3.55%

Summary:: BluePoint arranged the refinance of a 3 multifamily property portfolio in Northern California. The $18,270,000 was provided the borrower a significant cashout and was funded at 70% LTV. The debt included an interest rate fixed for 5 years at 3.55%, with 3 years of Interest only, and a borrower-friendly step-down prepayment penalty.

Property Type: Multifamily
Loan Type: Refinance
Location: Northern California
LTV: 70%
Rate: 3.55% / 5 years Fixed
Interest Only: 3 years
Term: 10 Years
Amortization: 30 Years
Prepayment Penalty: Step down

Key Indexes

Index	Current	Year Ago	Index	Current	Year Ago
Prime Rate	4.00%	3.25%	**5 Year Treas.**	2.92%	0.77%
6 Mo. LIBOR	2.05%	0.18%	**10 Year Treas.**	2.91%	1.56%
COFI-11th	0.22%	0.46%	**5 Year Swaps**	2.96%	0.87%
12 Mo. Treas.	2.12%	0.04%	**10 Year Swaps**	2.99%	1.53%

Current Rates & Programs

Multifamily	Lowest Rate		Prepay	Term	Amortization
Adjustable	3.50%	↔	Step Down	30 Years	30 Years
3-Year Fixed	3.82%	↓	Step Down	30 Years	30 Years
5-Year Fixed	3.875%	↓	Step Down	30 Years	30 Years
7-Year Fixed	4.125%	↓	Step Down	30 Years	30 Years
10-Year Fixed	4.25%	↑	Step Down	30 Years	30 Years

Commercial	Rate Range		Prepay	Term	Amortization
5-Year Fixed	4.00%	↔	Various	10 Years	25-30 Years
10-Year Fixed	4.25%	↔	Various	10 Years	25-30 Years

CMBS	Rate Range		Prepay	Term	Amortization
10-Year Fixed	Call For Quote	↔	Defeasance	10 Years	30 Years

Rates may be higher or lower than quoted above depending upon property, borrower, and loan size. Lower interest rates, than quoted above, are often available for lower LTVs. Please contact us for a loan quote to receive rate and terms for a specific property.

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