

**Recently Closed: \$6,600,000 Cash-Out Refinance Loan on Northern CA Self Storage**

**Summary:** BluePoint arranged a cash-out refinance on a 600+ unit self-storage facility located in Northern California. The \$6.6MM loan is fixed for 5-years, with a rate in the mid-3's, 30-year amortization, and a Borrower friendly 3-year step-down prepayment penalty.



**Property Type:** Self-Storage  
**Location:** Central Valley  
**LTV:** 70%  
**Rate:** Mid-3's  
**Term:** 5 Years  
**Amortization:** 30 Years  
**Prepayment Penalty:** 3-Year Step down

**Key Indexes**

Index	Current	Year Ago	Index	Current	Year Ago
<b>Prime Rate</b>	3.25%	3.25%	<b>5 Year Treas.</b>	1.86%	0.80%
<b>6 Mo. LIBOR</b>	1.02%	0.20%	<b>10 Year Treas.</b>	1.91%	1.53%
<b>COFI-11th</b>	0.22%	0.46%	<b>5 Year Swaps</b>	1.86%	0.91%
<b>12 Mo. Treas.</b>	1.07%	0.09%	<b>10 Year Swaps</b>	1.95%	1.57%

**Current Rates & Programs**

Multifamily	Lowest Rate		Prepay	Term	Amortization
Adjustable	2.50%	↔	Step Down	30 Years	30 Years
3-Year Fixed	3.05%	↓	Step Down	30 Years	30 Years
5-Year Fixed	3.05%	↓	Step Down	30 Years	30 Years
7-Year Fixed	3.25%	↓	Step Down	30 Years	30 Years
10-Year Fixed	3.40%	↓	Step Down	30 Years	30 Years
Commercial	Rate Range		Prepay	Term	Amortization
5-Year Fixed	3.25%	↔	Various	10 Years	25-30 Years
10-Year Fixed	3.40%	↔	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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