

Recently Closed: \$4,100,000 with 10 yr fixed rate @ 3.15% and 35 yr Amtz

Summary: BluePoint arranged a cash-out refinance loan on a 9 unit multi-family property in San Francisco. The \$4.1MM partial-recourse loan is fixed for 10-years at 3.15%, **35 year amortization**, 12-months interest-only, and a Borrower friendly step-down prepayment penalty. The cash-out proceeds include a holdback for unit renovations at 100% of our Client's budgeted cost. This property was rate locked in December.



Property Type: Multi-Family
Location: San Francisco
LTV: +65%
Rate: 3.15% / 10 years Fixed
Term: 15 Years
Interest Only: 12 Months
Amortization: **35 Years**
Prepayment Penalty: 4-Year Step down
Recourse: Partial Recourse

Key Indexes

| Index | Current | Year Ago | Index | Current | Year Ago |
|----------------------|---------|----------|-----------------------|---------|----------|
| Prime Rate | 3.25% | 3.25% | 5 Year Treas. | 2.13% | 0.83% |
| 6 Mo. LIBOR | 1.24% | 0.20% | 10 Year Treas. | 2.17% | 1.62% |
| COFI-11th | 0.22% | 0.46% | 5 Year Swaps | 2.19% | 0.92% |
| 12 Mo. Treas. | 1.19% | 0.08% | 10 Year Swaps | 2.24% | 1.63% |

Current Rates & Programs

| Multifamily | Lowest Rate | | Prepay | Term | Amortization |
|---------------|----------------|---|------------|----------|--------------|
| Adjustable | 2.50% | ↔ | Step Down | 30 Years | 30 Years |
| 3-Year Fixed | 3.15% | ↔ | Step Down | 30 Years | 30 Years |
| 5-Year Fixed | 3.20% | ↔ | 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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