BLUE POINT
COMMERCIAL MORTGAGE

The Finance Report

July 20th, 2022

Recently Closed: RV Park Acquisition Loan of $4,357,500 with Rehab Budget

Summary: BluePoint arranged the purchase financing for a Northern Washington RV Park that will undergo significant improvements. The loan amount is at 70% Loan to Cost and includes funds for more than $800,000 of improvements that are scheduled to be made to the property post close. Other loan terms include a 5-yr fixed rate at 5.00%, 2 years of interest-only payments, and a borrower-friendly step-down prepayment penalty.

Property Type: RV Park
Loan Type: Purchase
Location: Northern Washington
LTC: 70%
Rate: 5.00% / 5 years Fixed
Interest Only: 2 years
Term: 10 Years
Prepayment Penalty: Step down

Key Indexes

Index	Current	Year Ago	Index	Current	Year Ago
Prime Rate	4.75%	3.25%	**5 Year Treas.**	3.09%	0.68%
6 Mo. LIBOR	3.30%	0.15%	**10 Year Treas.**	2.97%	1.21%
COFI-11th	0.22%	0.31%	**5 Year Swaps**	3.13%	0.74%
12 Mo. Treas.	3.16%	0.08%	**10 Year Swaps**	3.08%	1.18%

Current Rates & Programs

Multifamily	Lowest Rate		Prepay	Term	Amortization
Adjustable	3.50%	↔	Step Down	30 Years	30 Years
3-Year Fixed	4.30%	↔	Step Down	30 Years	30 Years
5-Year Fixed	4.35%	↔	Step Down	30 Years	30 Years
7-Year Fixed	4.40%	↑	Step Down	30 Years	30 Years
10-Year Fixed	4.50%	↑	Step Down	30 Years	30 Years

Commercial	Rate Range		Prepay	Term	Amortization
5-Year Fixed	4.60%	↑	Various	10 Years	25-30 Years
10-Year Fixed	4.75%	↑	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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