

\$9,000,000 Office Building Refinance Loan Fixed for 5 Years @ 4.00%

Summary: BluePoint arranged the cash-out refinance of two Northern California commercial properties that were a mix of office and industrial uses. The \$9,000,000 loan with a 5-year fixed rate at 4.00% (lender provided an extended rate lock period), a 20-year term, 30-year amortization, and a step-down prepayment penalty.



Property Type: Office Building
Loan Type: Refinance
Location: Northern California
Rate: 4.00% / 5 years Fixed
Term: 20 Years
Prepayment Penalty: Step down
Recourse: Yes

Key Indexes

Index	Current	Year Ago	Index	Current	Year Ago
Prime Rate	5.50%	3.25%	5 Year Treas.	2.89%	0.66%
6 Mo. LIBOR	3.31%	0.16%	10 Year Treas.	2.78%	1.19%
COFI-11th	0.22%	0.31%	5 Year Swaps	2.84%	0.74%
12 Mo. Treas.	2.96%	0.07%	10 Year Swaps	2.77%	1.22%

Current Rates & Programs

Multifamily	Lowest Rate		Prepay	Term	Amortization
Adjustable	4.00%	↑	Step Down	30 Years	30 Years
3-Year Fixed	4.20%	↓	Step Down	30 Years	30 Years
5-Year Fixed	4.20%	↓	Step Down	30 Years	30 Years
7-Year Fixed	4.20%	↓	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	4.50%	↓	Various	10 Years	25-30 Years
10-Year Fixed	4.50%	↓	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.

STAY CONNECTED

