BLUE POINT
COMMERCIAL MORTGAGE

The Finance Report

October 26th, 2022

Recently Closed: $7,800,000 Silicon Valley Bridge Loan

Summary: BluePoint arranged the pre-development bridge loan for a mixed-use property in Silicon Valley, California that will provide time for the borrower to obtain approvals and permits. The $7,800,000 loan in Interest Only for the full term and has a 12-month term with two extension options, and no prepayment penalty.

Property Type: Mixed Use
Location: Silicon Valley
Loan Purpose: Acquisition
Rate: 30 Day Avg. SOFR + 7% / Floating
Term: 12 Months with two (3) month extension
Interest Only: Full Term
Prepayment Penalty: None
Recourse: Yes

Key Indexes

Index	Current	Year Ago	Index	Current	Year Ago
Prime Rate	6.25%	3.25%	**5 Year Treas.**	4.22%	1.21%
6 Mo. LIBOR	4.72%	0.17%	**10 Year Treas.**	4.05%	1.63%
COFI-11th	0.22%	0.24%	**5 Year Swaps**	4.31%	1.28%
12 Mo. Treas.	4.57%	0.12%	**10 Year Swaps**	4.12%	1.63%

Current Rates & Programs

Multifamily	Lowest Rate		Prepay	Term	Amortization
Adjustable	5.00%	↑	Step Down	30 Years	30 Years
3-Year Fixed	5.50%	↑	Step Down	30 Years	30 Years
5-Year Fixed	5.25%	↑	Step Down	30 Years	30 Years
7-Year Fixed	5.30%	↑	Step Down	30 Years	30 Years
10-Year Fixed	5.35%	↑	Step Down	30 Years	30 Years

Commercial	Rate Range		Prepay	Term	Amortization
5-Year Fixed	5.80%	↑	Various	10 Years	25-30 Years
10-Year Fixed	5.90%	↑	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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