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|--|--------------------------------|
| PROPERTY NAME | Kensington Manor |
| Property Address | 2624 Foothill Blvd. |
| | 40 units |
| Preliminary Loan Amount | \$4,200,000 |
| Max Loan Amount (w/ 35yr Amort Exception) | \$4,400,000 |
| Underwritten NOI (Lender) | \$366,830 |
| Term | 10 years |
| Amortization | 30 years |
| Interest Only Period | 5 to 10 years |
| Prepayment Fees | Yield Maintenance |
| Rate Type | Fixed |
| Index | 10-year Treasury |
| Interest Rate | 6.13% |
| Maximum LTV | 75% |
| Minimum DSCR | 1.20x (Freddie) 1.25x (Fannie) |
| Recourse | Non-Recourse |
| Lender Processing Fee | \$5,000 |
| Deposit for 3rd Party Reports | \$15,000 |
| Rate Lock & Application Deposit | 2.00% |

CONTACT INFORMATION

Sean Skelton, CCIM, DRE# 01967263

Director | Capital Markets

Walker & Dunlop

P: 949-236-5884 M: 770-846-5090

SSkelton@walkerdunlop.com

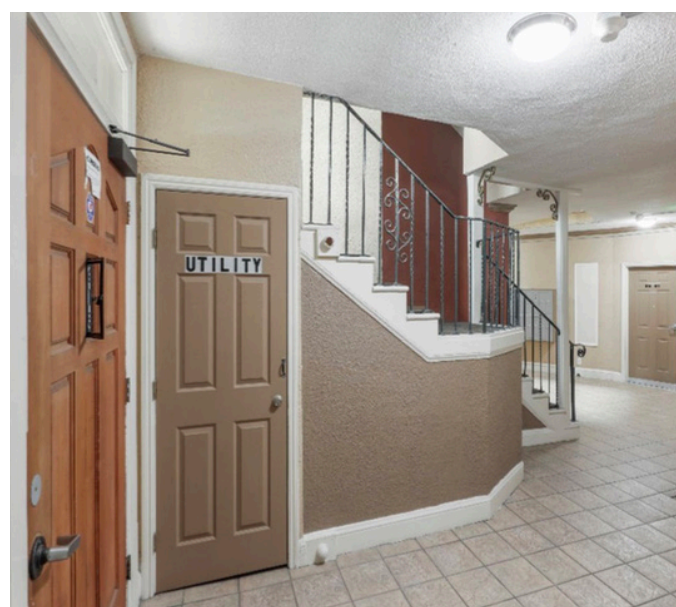
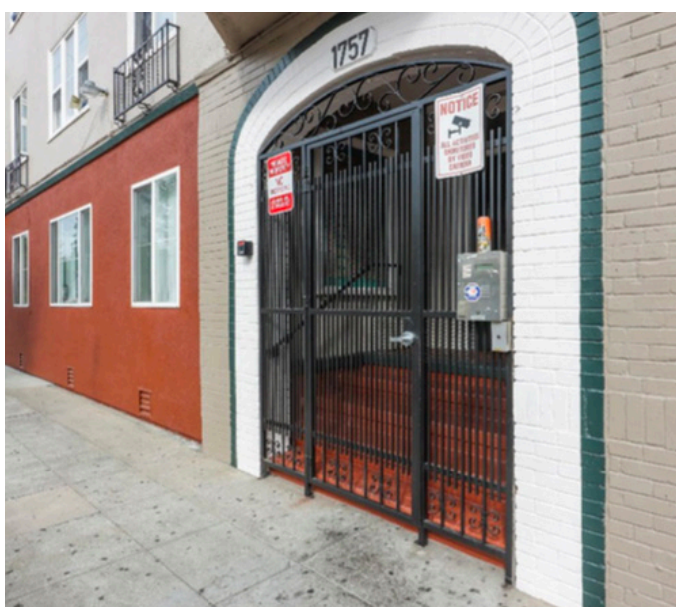
The above terms are based upon preliminary underwriting of the subject property and are intended for discussion purposes only. To inquire about available financing options, please reach out using the contact information above.

Kensington Plaza

39 UNIT MULTIFAMILY PROPERTY

1757 26th Ave, Oakland, California 94601

APN: 25-734-1



Property Details

- Nostalgic 3 story apartment building constructed in 1928 with recent improvements including upgraded kitchens and baths, newer windows and flooring
- Classic Marina style building with bay windows, separate eat in kitchens and large walk-in closets
- 25,447 square feet on a .26 acre lot
- 9 studios units, 18 1-bed/1-bath units, 8 2-bed/1-bath units and 4 2-bed/2-bath units, most feature new paint, carpet or hardwood floors and ceiling fans
- Laundryroom generating monthly income and convenient for the residents
- The roof has a lifetime GAF warranty for the life of the property against leaks or repairs
- Central business district location in the heart of Oakland's Fruitvale district close to Lake Merritt
- Strong investment potential due to proximity to major employers, transportation routes, shopping, dining and entertainment

hotdealsoakland.com/1757-26th-ave

TASI® Bank has been the lender on the property since 2013. We know the unique characteristics of the property, the neighborhood and the market.

TASI® Bank specializes in providing custom tailored financing solutions for various real estate investment needs.

To learn more about **TASI® Bank** and why we say **“yes!”** when other say no, check us out at **TASI.Bank**

To begin working on a quote, contact our **Maverick Lender:**

Jesus H. Leon Guerrero
Vice President/
Relationship Manager
NMLS: 1374164

(415) 912-0143
jesuslg@tasi.bank



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1757 26th Ave | Oakland, Ca Kensington Plaza

39 Marina Style Apartments

FINANCING GUIDANCE

Slatt Capital is a long-standing and respected privately held commercial mortgage banking firm whose 50+ professionals operate out of seven California offices with total production in excess of \$14 billion since 2010. Our \$5.2 billion national servicing portfolio is comprised of 1,200+ loans across 42 states.

Slatt Capital has access to over 20 correspondent relationships with some of the most prestigious lenders in the country, providing custom-tailored solutions for borrowers' needs. Our broad collection of Insurance Company, Bank, Credit Union, and CMBS correspondents are in addition to thousands of open market lender relationships.

QUOTE

| | |
|--------------------|--------------------------|
| LOAN AMOUNT | \$4,750,000 (68% LTV) |
| 7 YEAR TERM RATE | 6.40% |
| PREPAYMENT PENALTY | 4,3,2,1,0,0,0 |
| AMORTIZATION | 30 Years |
| RECOURSE | Full |

Rich Hildebrand
Commercial Mortgage Banker
D: 925.984.9198
rich.hildebrand@slatt.com

| | 1757 26TH AVE KENSINGTON PLAZA FIXED RATE | 1757 26TH AVE KENSINGTON PLAZA BEST RATE LOW LEVERAGE |
|--------------------------|---|--|
| Loan Amount | \$4,872,192 | \$3,941,905 |
| Interest Rate | 5.850% | 5.20% (as of 5/31/23 index) |
| Fixed-Rate Period | 7 Year | 10 Years |
| Term | 30 Years | 10 Years |
| Interest Only | 5 Years | 5 Years |
| Amort Term | 30 Years | 30 Years |
| Maximum LTV | 70% | 55% |
| Minimum DSCR | 1.20x | 1.20x |
| Recourse | Non-Recourse | Non-Recourse |
| Prepayment | 5%-4%-3%-2%-1%-1%-1% | Yield Maintenance |
| Origination Fee | 0.65% | 0.65% |
| Loan Fee | | 0.25% |
| Additional Notes | | 10 year treasury index 3.65% as of 5/31/23 5 year & 7 year fixed rate index options plus spread |

These are indicative quotes and not a loan commitment. Terms may fluctuate due to adjustments during underwriting, appraisal results, and/or changes in the market rates. Rate and terms subject to change.

Loan Quote

Property Address: 1757 26th Ave., Oakland, CA
 Purchase Price / Est Value: \$8,775,000

| | Option 1 5 Year Fixed | Option 2 7 Year Fixed | Option 3 10 Year Fixed |
|---------------------------------------|--------------------------|--------------------------|---------------------------|
| Loan Terms | | | |
| Loan Amount | \$4,080,000 | \$4,250,000 | \$4,080,000 |
| Interest Rate | 5.90% | 6.45% | 6.10% |
| Initial Fixed Rate Period | 5 years | 7 years | 10 years |
| Monthly Payment | \$24,414 | \$26,974 | \$24,948 |
| Amortization Period | 30 years | 30 years | 30 years |
| Loan Term | 15 years | 15 years | 10 years |
| Rate Adjustments (after fixed period) | Twice | Semi-Annually | N/A |
| Adjustment Index | 5 Year CMT | 1 Year CMT | N/A |
| Adjustment Margin | 1.52% | 2.25% | N/A |
| Interest Rate Floor | Initial Rate | Initial Rate | Initial Rate |
| Interest Rate Ceiling | N/A | 9.50% | N/A |
| Prepayment Penalty | 3 Years (5,3,1) | 4 Years (4,3,2,1) | 3 Years (5,3,1) |
| Maximum Loan-To-Value | 70.00% | 70.00% | 70.00% |
| Recourse | Yes | Yes | Yes |
| Early Rate Lock | Yes | Yes | Yes |
| Transaction Costs | | | |
| BluePoint Fee | 1% of Loan Amount | 1% of Loan Amount | 1% of Loan Amount |
| Lender Fee | 0.25% of Loan Amount | Waived | 0.25% of Loan Amount |
| Lender Processing Fee | Waived | \$1,150 (est.) | Waived |
| Third Party Reports | \$7,500 (est.) | \$5,500 (est.) | \$7,500 (est.) |
| Misc Fees (est.) | \$300 (est.) | \$300 (est.) | \$300 (est.) |
| Total Estimated Fees | \$58,800 | \$49,450 | \$58,800 |

This is an indicative quote and not to be considered a loan commitment.

Terms may fluctuate due to underwriting due diligence, loan approval requirements, and/or changes in market rates.

Rates and programs quoted as of August 16, 2023 and are subject to change.