

PROPERTY NAME	Casa Magna
Property Address	2555-2567 Foothill Blvd.
	61 units
Preliminary Loan Amount	\$7,200,000
Max Loan Amount (w/ 35yr Amort Exception)	\$7,500,000
Underwritten NOI (Lender)	\$643,586
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	5.98%
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.

Casa Magna

61 UNIT MULTIFAMILY PROPERTY
2555-2567 Foothill Blvd, Oakland, CA 94601
APN: 25-734-30



Property Details

- Nostalgic apartment building complex gutted to the studs in 2014 — foundation to the roof is new
- 30,012 square feet on a .79-acre lot
- 22 2-bedroom/1 bath units, 21 studio/1 bath units, 18 1-bedroom/1 bath units, some units with balcony or patio
- Great condition, new finishes throughout
- On-site laundry with secured gated entrance, covered carport parking, multiple security features including monitoring cameras and gated entry
- 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/2555-2567-foothill-blvd

TASI® Bank has been the lender on the property since 2012. 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





2555-2567 Foothill Blvd, | Oakland, Ca
Casa Magna

61 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	\$7,500,000 (65% 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

Loan Quote

Property Address: 2555-2567 Foothill Blvd., Oakland, CA
 Purchase Price / Est Value: \$14,335,000

	Option 1 5 Year Fixed	Option 2 7 Year Fixed	Option 3 10 Year Fixed
Loan Terms			
Loan Amount	\$6,800,000	\$7,090,000	\$6,800,000
Interest Rate (As of 8/16/2023)	5.90%	6.25%	6.10%
Initial Fixed Rate Period	5 years	7 years	10 years
Monthly Payment	\$40,691	\$44,055	\$41,580
Amortization Period	30 years	30 years	30 years
Loan Term	15 years	7 years	10 years
Rate Adjustments (after fixed period)	Twice	N/A	N/A
Adjustment Index	5 Year CMT	N/A	N/A
Adjustment Margin	1.52%	N/A	N/A
Interest Rate Floor	Initial Rate	Initial Rate	Initial Rate
Interest Rate Ceiling	N/A	N/A	N/A
Prepayment Penalty	3 Years (5,3,1)	Yield Maintenance	3 Years (5,3,1)
Maximum Loan-To-Value	70.00%	70.00%	70.00%
Recourse	Yes	Yes	Yes
Early Rate Lock	Yes	No	Yes
Transaction Costs			
BluePoint Fee	1% of Loan Amount	1% of Loan Amount	1% of Loan Amount
Lender Fee	0.25% of Loan Amount	0.10% of Loan Amount	0.25% of Loan Amount
Lender Processing Fee	Waived	Waived	Waived
Third Party Reports	N/A	\$8,500 (est.)	N/A
Third Party Reports	\$8,500 (est.)	\$9,500 (est.)	\$8,500 (est.)
Misc Fees (est.)	\$300 (est.)	\$300 (est.)	\$300 (est.)
Total Estimated Fees	\$93,800	\$106,925	\$93,800

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.

	2555-2567 FOOTHILL BLVD CASA MAGNA FIXED RATE	2555-2567 FOOTHILL BLVD CASA MAGNA BEST RATE LOW LEVERAGE
Loan Amount	\$7,479,562	\$6,051,429
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.