



CONVOY
CAPITAL

FINANCING SUMMARY

303 LEE ST, OAKLAND, CA 94610

MULTIFAMILY | OAKLAND, CA



PURCHASE PRICE

\$6,995,000

EST. NOI

\$366,177

UNIT COUNT

25 - Units

OPTION	TERM (BALLOON)	RATE	AMORTIZATION	LOAN AMOUNT	LTV
A	3, or 5-Year Fixed	~6.125% - 6.40%	30-Year Amortization	~\$4,130,000	59%
B	3-Year Floating	~2.20+ 30-Day SOFR	30-Year Amortization	~\$3,965,000	56.7%

Option A — Fixed Rate Program - Partial / Non Recourse Available, Interest Only Available, Stepdown Prepayment Penalty

Option B — Floating Rate Program - No Prepayment Penalty, Interest Only Available

FEES

- **Convoy Fee:** 1.0%
- **Lender Loan Fee:** 0.0% - .50%
- **Interest Only:** TBD
- **Prepayment Penalty:** Stepdown / TBD
- **Recourse:** Full / TBD

This financing summary is for informational purposes only and does not constitute a commitment to lend. Rates, terms, and loan amounts are subject to change without notice and are contingent upon underwriting approval, appraisal, and other conditions. Convoy Capital is not a lender and does not guarantee financing terms.

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2120 E Grand Ave STE 145 | El Segundo, CA 90245

APARTMENT BUILDING GARDEN | LAKE SIDE APARTMENTS

303 Lee Street Oakland, CA 94610

CREDIT UNION**Listing Price** \$7,450,000**Loan To Value** 60%**Loan Amount** \$4,470,000**Loan Program** 5/30
10 Years Maturity**Interest Rate** 5.625%**Monthly Payment:** \$25,732**Recourse** Yes**CREDIT UNION****Listing Price** \$7,450,000**Loan To Value** 60%**Loan Amount** \$4,470,000**Loan Program** 3/30
15 Years Maturity**Interest Rate** 5.67%**Monthly Payment:** \$25,859**Recourse** Yes**CREDIT UNION****Listing Price** \$7,450,000**Loan To Value** 60%**Loan Amount** \$4,470,000**Loan Program** 3/30
3 Years Maturity**Interest Rate** 5.74%**Monthly Payment:** \$26,057**Recourse** Yes

CommLoan is providing quotes for informational purposes only. For additional information on the largest commercial real estate lending marketplace, visit krishnpatel.commloan.com

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Mortgage

Estimated Financing Terms

303 LEE STREET - LAKESIDE APARTMENTS
Oakland - 25 Units

Loan Overview and Assumptions:

Tier	Term	LTV Constraint	DSCR Constraint	Interest Rate	Max. LTV Loan Amount	DSCR Constrained Loan Amount	Actual LTV	Index	Spread	Interest Only
2	5/4.5	80%	1.25	5.87%	\$5,960,000	\$4,450,000	59.73%	3.71%	2.26%	TBD
2	7/6.5	80%	1.25	5.91%	\$5,960,000	\$4,430,000	59.46%	3.91%	2.10%	TBD
2	10/9.5	80%	1.25	6.01%	\$5,960,000	\$4,382,000	58.82%	4.13%	1.98%	TBD
2	12/11.5	80%	1.25	6.10%	\$5,960,000	\$4,340,000	58.26%	4.13%	2.07%	TBD

Stabilized NOI	\$394,605	*Year (Proforma)	SUB 50 UNIT PRICING
Est. Cap Rate	5.30%		
Est. UW Value	\$7,450,000		
Amortization	30	*UW NOI will be determined by full T-12, Appraised expenses, and legal review	

Colliers Debt & Structured Finance

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