

APARTMENT BUILDING GARDEN | THE REGENCY APARTMENTS

1618-1632 Mason Street San Francisco, CA 94133

CREDIT UNION**Listing Price** \$13,700,000**Loan To Value** 55%**Loan Amount** \$7,535,000**Loan Program** 5/30
15 Years Maturity**Interest Rate** 5.84%**Monthly Payment:** \$44,404**Recourse** Yes**BANK****Listing Price** \$13,700,000**Loan To Value** 55%**Loan Amount** \$7,535,000**Loan Program** 5/30
10 Years Maturity**Interest Rate** 6.563%**Monthly Payment:** \$47,939**Recourse** Yes**BANK****Listing Price** \$13,700,000**Loan To Value** 55%**Loan Amount** \$7,535,000**Loan Program** 5/30
5 Years Maturity**Interest Rate** 5.85%**Monthly Payment:** \$44,452**Recourse** Yes

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Estimated Financing Terms

1618-1632 Mason - THE REGENCY APARTMENTS
San Francisco - 34 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	5.01%	\$10,960,800	\$7,873,000	57.46%	3.71%	1.40%	TBD
2	7/6.5	80%	1.25	5.15%	\$10,960,800	\$7,749,000	56.56%	3.91%	1.34%	TBD
2	10/9.5	80%	1.25	5.30%	\$10,960,800	\$7,619,000	55.61%	4.13%	1.27%	TBD
2	12/11.5	80%	1.25	5.39%	\$10,960,800	\$7,543,000	55.05%	4.13%	1.36%	TBD

Stabilized NOI	\$634,365	*Year (Proforma)	SUB 50 UNIT PRICING
Est. Cap Rate	4.63%		
Est. UW Value	\$13,701,000		
Amortization	30	*UW NOI will be determined by full T-12, Appraised expenses, and legal review	

Colliers Debt & Structured Finance

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