

APARTMENT BUILDING GARDEN | 77-83 9TH STREET, SAN FRANCISCO

77-83 9th Street San Francisco, CA 94103

BANK**Listing Price** \$10,500,000**Loan To Value** 75%**Loan Amount** \$7,875,000**Loan Program** 10/25
10 Years Maturity**Interest Rate** 5.68%**Monthly Payment:** \$49,210**Recourse** Yes**BANK****Listing Price** \$10,500,000**Loan To Value** 75%**Loan Amount** \$7,875,000**Loan Program** 7/30
7 Years Maturity**Interest Rate** 6.02%**Monthly Payment:** \$47,316**Recourse** Yes**BANK****Listing Price** \$10,500,000**Loan To Value** 75%**Loan Amount** \$7,875,000**Loan Program** 5/30
10 Years Maturity**Interest Rate** 6.25%**Monthly Payment:** \$48,488**Recourse** Yes

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0943012
9112 E. VERDE GROVE VIEW SUITE 105
SCOTTSDALE, AZ 85255

Name: Krishn Patel | Phone: 669-214-5190 | E-mail: kpatel@commloan.com



Estimated Financing Terms

77-83 8TH STREET
San Francisco - 94 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	5.11%	\$8,400,000	\$6,851,000	65.25%	3.71%	1.40%	TBD
2	7/6.5	80%	1.25	5.25%	\$8,400,000	\$6,744,000	64.23%	3.91%	1.34%	TBD
2	10/9.5	80%	1.25	5.40%	\$8,400,000	\$6,632,000	63.16%	4.13%	1.27%	TBD
2	12/11.5	80%	1.25	5.49%	\$8,400,000	\$6,566,000	62.53%	4.13%	1.36%	TBD

Stabilized NOI	\$558,920	*Year (Proforma)	STANDARD PRICING
Est. Cap Rate	5.32%		
Est. UW Value	\$10,500,000		
Amortization	30	*UW NOI will be determined by full T-12, Appraised expenses, and legal review	

Colliers Debt & Structured Finance

Noah Michael Reischmann
Vice President / Production
415.309.9761 c
Noah.reischmann@colliers.com