

## Loan Quote

Property Address: 2555-2567 Foothill Blvd., Oakland, CA 94601  
 Purchase Price / Est Value: \$11,501,000

	Option 1 3 Year Fixed	Option 2 5 Year Fixed	Option 3 7 Year Fixed
<b>Loan Terms</b>			
Loan Amount	\$8,620,000	\$8,460,000	\$8,370,000
Interest Rate	5.38%	5.55%	5.70%
Initial Fixed Rate Period	3 years	5 years	7 years
Monthly Payment	\$48,699	\$48,712	\$49,000
Amortization Period	30 years	30 years	30 years
Loan Term	30 years	15 years	15 years
Rate Adjustments (after fixed period)	Semi-Annually	Semi-Annually	Semi-Annually
Adjustment Index	30 Day Avg SOFR	1 Year CMT	1 Year CMT
Adjustment Margin	2.20%	2.25%	2.25%
Interest Rate Floor	Initial Rate	Initial Rate	Initial Rate
Interest Rate Ceiling	11.40%	9.50%	9.50%
Prepayment Penalty	3 Years (3,2,1)	3 Years (3,2,1)	3 Years (3,2,1)
Maximum Loan-To-Value	75.00%	75.00%	75.00%
Recourse	Non-Recourse	Yes	Yes
Early Rate Lock	Yes; 1% Deposit	Yes: 1% Deposit	Yes: 1% Deposit
<b>Transaction Costs</b>			
BluePoint Fee	1% of Loan Amount	1% of Loan Amount	1% of Loan Amount
Lender Fee	Waived	Waived	Waived
Lender Processing Fee	.125% of Loan Amount	\$1,500 (est.)	\$1,500 (est.)
Third Party Reports	Include in Processing	\$5,000 (est.)	\$5,000 (est.)
Misc Fees (est.)	\$300 (est.)	\$300 (est.)	\$300 (est.)
<b>Total Estimated Fees</b>	<b>\$97,275</b>	<b>\$91,400</b>	<b>\$90,500</b>

*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 February 25, 2026 and are subject to change.*

**APARTMENT BUILDING GARDEN | CASA MANGA**

2555 Foothill Boulevard Oakland, CA 94601

**CREDIT UNION****Listing Price** \$11,501,000**Loan To Value** 70%**Loan Amount** \$8,050,700**Loan Program** 5/30  
10 Years Maturity**Interest Rate** 5.625%**Monthly Payment:** \$46,344**Recourse** Yes**BANK****Listing Price** \$11,501,000**Loan To Value** 70%**Loan Amount** \$8,050,700**Loan Program** 10/25  
10 Years Maturity**Interest Rate** 5.68%**Monthly Payment:** \$50,307**Recourse** Yes**BANK****Listing Price** \$11,501,000**Loan To Value** 70%**Loan Amount** \$8,050,700**Loan Program** 5/25  
5 Years Maturity**Interest Rate** 5.81%**Monthly Payment:** \$50,940**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](mailto:kpatel@commloan.com)



## Estimated Financing Terms

2555-2567 Foothill Blvd - CASA MAGNA  
Oakland - G1 Apartments

### 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	5.27%	\$9,201,600	\$10,348,000	80.00%	3.72%	1.55%	TBD
2	7/6.5	80%	1.25	5.31%	\$9,201,600	\$10,301,000	80.00%	3.92%	1.39%	TBD
2	10/9.5	80%	1.25	5.41%	\$9,201,600	\$10,188,000	80.00%	4.14%	1.27%	TBD
2	12/11.5	80%	1.25	5.50%	\$9,201,600	\$10,087,000	80.00%	4.14%	1.36%	TBD

Stabilized NOI	\$859,065	*Year (Proforma)	STANDARD PRICING
Est. Cap Rate	7.47%		
Est. UW Value	\$11,502,000		
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](mailto:Noah.reischmann@colliers.com)