



CONVOY CAPITAL

FINANCING SUMMARY

5499 CLAREMONT AVE, OAKLAND, CA 94618

MULTIFAMILY | OAKLAND, CA



PURCHASE PRICE

\$7,152,000

EST. NOI

\$317,629

UNIT COUNT

24 - Units

OPTION	TERM (BALLOON)	RATE	AMORTIZATION	LOAN AMOUNT	LTV
A	3, or 5-Year Fixed	~6.125% - 6.35%	30-Year Amortization	~\$3,576,000	50%
B	3-Year Floating	~2.20+ 30-Day SOFR	30-Year Amortization	~\$3,439,000	48.1%

Option A — Fixed Rate Program - Partial 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 | SILVERGATE APARTMENTS

5499 Claremont Avenue Oakland, CA 94618

CREDIT UNION**Listing Price** \$7,152,000**Loan To Value** 55%**Loan Amount** \$3,933,600**Loan Program** 5/30
10 Years Maturity**Interest Rate** 6.1%**Monthly Payment:** \$23,837**Recourse** Yes**BANK****Listing Price** \$7,152,000**Loan To Value** 55%**Loan Amount** \$3,933,600**Loan Program** 5/30
5 Years Maturity**Interest Rate** 5.81%**Monthly Payment:** \$23,106**Recourse** Yes**CREDIT UNION****Listing Price** \$7,152,000**Loan To Value** 55%**Loan Amount** \$3,933,600**Loan Program** 5/30
10 Years Maturity**Interest Rate** 5.625%**Monthly Payment:** \$22,644**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

\$499 Claremont Ave - SILVERGATE APARTMENTS
Oakland - 24 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	5.85%	\$5,722,400	\$3,904,000	54.58%	3.69%	2.26%	TBD
2	7/6.5	80%	1.25	5.89%	\$5,722,400	\$3,886,000	54.33%	3.89%	2.10%	TBD
2	10/9.5	80%	1.25	6.00%	\$5,722,400	\$3,844,000	53.74%	4.12%	1.98%	TBD
2	12/11.5	80%	1.25	6.09%	\$5,722,400	\$3,807,000	53.22%	4.12%	2.07%	TBD

Stabilized NOI	\$345,545	*Year (Proforma)	SUB 50 UNIT PRICING
Est. Cap Rate	4.83%		
Est. UW Value	\$7,153,000		
Amortization	30	*UW NOI will be determined by full T-12, Appraised expenses, and legal review	

Colliers Debt & Structured Finance

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