

**APARTMENT BUILDING GARDEN | HIGHLAND PARK**

3104 14th Avenue Oakland, CA 94602

**CREDIT UNION****Listing Price** \$6,650,000**Loan To Value** 70%**Loan Amount** \$4,655,000**Loan Program** 5/30  
10 Years Maturity**Interest Rate** 5.625%**Monthly Payment:** \$26,797**Recourse** Yes**BANK****Listing Price** \$6,650,000**Loan To Value** 70%**Loan Amount** \$4,655,000**Loan Program** 5/30  
5 Years Maturity**Interest Rate** 5.81%**Monthly Payment:** \$27,343**Recourse** Yes**BANK****Listing Price** \$6,650,000**Loan To Value** 70%**Loan Amount** \$4,655,000**Loan Program** 3/30  
10 Years Maturity**Interest Rate** 5.85%**Monthly Payment:** \$27,462**Recourse** Yes

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## Estimated Financing Terms

3104-3112 & 3130 14th Ave - HIGHLAND PARK  
Oakland - 29 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%	\$5,319,200	\$4,519,000	67.97%	3.69%	2.26%	TBD
2	7/6.5	80%	1.25	5.89%	\$5,319,200	\$4,499,000	67.66%	3.89%	2.10%	TBD
2	10/9.5	80%	1.25	5.99%	\$5,319,200	\$4,449,000	66.91%	4.11%	1.98%	TBD
2	12/11.5	80%	1.25	6.08%	\$5,319,200	\$4,407,000	66.28%	4.11%	2.07%	TBD

Stabilized NOI	\$399,899	*Year (Proforma)	<b>SUB 50 UNIT PRICING</b>
Est. Cap Rate	6.01%		
Est. UW Value	\$6,649,000		
Amortization	30	*UW NOI will be determined by full T-12, Appraised expenses, and legal review	

#### Colliers Debt & Structured Finance

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