



CONVOY
CAPITAL

FINANCING SUMMARY

1900 26TH AVE, OAKLAND, CA 94601

MULTIFAMILY | OAKLAND, CA



PURCHASE PRICE

\$7,995,000

EST. NOI

\$540,918

UNIT COUNT

41 - Units

OPTION	TERM (BALLOON)	RATE	AMORTIZATION	LOAN AMOUNT	LTV
A	3, or 5-Year Fixed	~6.125% - 6.35%	30-Year Amortization	~\$5,996,000	Up to 75%
B	3-Year Floating	~2.20+ 30-Day SOFR	30-Year Amortization	~\$5,596,000	Up to 70%

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%
- **Prepayment Penalty:** Stepdown / TBD
- **Lender Loan Fee:** 0.0% - .50%
- **Recourse:** Full / TBD
- **Interest Only:** 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 | KENSINGTON GARDENS

1900 26th Avenue Oakland, CA 94601

CREDIT UNION**Listing Price** \$7,995,000**Loan To Value** 75%**Loan Amount** \$5,996,250**Loan Program** 5/30
10 Years Maturity**Interest Rate** 6.1%**Monthly Payment:** \$36,337**Recourse** Yes**CREDIT UNION****Listing Price** \$7,995,000**Loan To Value** 75%**Loan Amount** \$5,996,250**Loan Program** 5/30
5 Years Maturity**Interest Rate** 6.4%**Monthly Payment:** \$37,507**Recourse** Yes**BANK****Listing Price** \$7,995,000**Loan To Value** 75%**Loan Amount** \$5,996,250**Loan Program** 7/20
7 Years Maturity**Interest Rate** 6.02%**Monthly Payment:** \$43,028**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

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

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Loan Quote

Property Address: 1900 26th Ave., Oakland, CA 94601
 Purchase Price / Est Value: \$7,995,000

	Option 1 3 Year Fixed	Option 2 5 Year Fixed	Option 3 7 Year Fixed
Loan Terms			
Loan Amount	\$5,990,000	\$5,990,000	\$5,990,000
Interest Rate	5.48%	5.60%	5.70%
Initial Fixed Rate Period	3 years	5 years	7 years
Monthly Payment	\$34,222	\$34,682	\$35,067
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
Transaction Costs			
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.)
Total Estimated Fees	\$67,688	\$66,700	\$66,700

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.



Mortgage

Estimated Financing Terms

1908 26th Ave - KENSINGTON GARDENS APARTMENTS
Oakland - 41 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	5.17%	\$6,396,000	\$8,415,000	80.00%	3.72%	1.55%	TBD
2	7/6.5	80%	1.25	5.21%	\$6,396,000	\$8,377,000	80.00%	3.92%	1.39%	TBD
2	10/9.5	80%	1.25	5.31%	\$6,396,000	\$8,285,000	80.00%	4.14%	1.27%	TBD
2	12/11.5	80%	1.25	5.40%	\$6,396,000	\$8,203,000	80.00%	4.14%	1.36%	TBD

Stabilized NOI	\$690,636	*Year (Proforma)	SUB 50 UNIT PRICING
Est. Cap Rate	8.64%		
Est. UW Value	\$7,995,000		
Amortization	30	*UW NOI will be determined by full T-12, Appraised expenses, and legal review	

Colliers Debt & Structured Finance

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