

APARTMENT BUILDING GARDEN | 5412 CLAREMONT AVE

5412 Claremont Avenue Oakland, CA 94618

BANK**Listing Price** \$9,874,000**Loan To Value** 50%**Loan Amount** \$4,937,000**Loan Program** 3/25
3 Years Maturity**Interest Rate** 5.49%**Monthly Payment:** \$30,288**Recourse** Yes**CREDIT UNION****Listing Price** \$9,874,000**Loan To Value** 50%**Loan Amount** \$4,937,000**Loan Program** 5/30
10 Years Maturity**Interest Rate** 5.625%**Monthly Payment:** \$28,420**Recourse** Yes**BANK****Listing Price** \$9,874,000**Loan To Value** 50%**Loan Amount** \$4,937,000**Loan Program** 10/25
10 Years Maturity**Interest Rate** 5.68%**Monthly Payment:** \$30,850**Recourse** Yes

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SCOTTSDALE, AZ 85255

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Estimated Financing Terms

5412 Claremont Ave
Oakland - 19 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	5.86%	\$7,899,200	\$5,224,000	52.91%	3.70%	2.26%	TBD
2	7/6.5	80%	1.25	5.90%	\$7,899,200	\$5,203,000	52.69%	3.90%	2.10%	TBD
2	10/9.5	80%	1.25	6.00%	\$7,899,200	\$5,146,000	52.12%	4.12%	1.98%	TBD
2	12/11.5	80%	1.25	6.09%	\$7,899,200	\$5,097,000	51.62%	4.12%	2.07%	TBD

Stabilized NOI	\$462,715	*Year (Proforma)	SUB 50 UNIT PRICING
Est. Cap Rate	4.69%		
Est. UW Value	\$9,874,000		
Amortization	30	*UW NOI will be determined by full T-12, Appraised expenses, and legal review	

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