

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

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Estimated Financing Terms

5499 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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