

FINANCING GUIDANCE - AGENCY

Grandon Apartments

1611 Grandon Dr.
Killeen, TX 76541
144 Units // 1975 Vintage

	Option #1	Option #2	Option #3	Option #4	Option #5	Option #6
	AGENCY 5 YR FIXED	AGENCY 7 YR FIXED	AGENCY 10 YR FIXED	AGENCY 5 YR FIXED	AGENCY 7 YR FIXED	AGENCY 10 YR FIXED
Lender	FANNIE/FREDDIE	FANNIE/FREDDIE	FANNIE/FREDDIE	FANNIE/FREDDIE (w/buydown)	FANNIE/FREDDIE (w/buydown)	FANNIE/FREDDIE (w/buydown)
Total Proceeds	\$11,990,000	\$12,210,000	\$12,270,000	\$12,370,000	\$12,610,000	\$12,630,000
Fixed/Floating	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED
Term	5 Years	7 Years	10 Years	5 Years	7 Years	10 Years
Interest Only	Up to 3 Years	Up to 4 Years	Up to 6 Years	Up to 3 Years	Up to 4 Years	Up to 6 Years
Amortization	30 Years	30 Years	30 Years	30 Years	30 Years	30 Years
Accrual	Actual/360	Actual/360	Actual/360	Actual/360	Actual/360	Actual/360
Spread	1.83%	1.56%	1.41%	1.54%	1.27%	1.15%
Index	5-Yr Treasury	7-Yr Treasury	10-Yr Treasury	5-Yr Treasury	7-Yr Treasury	10-Yr Treasury
Index as of: 10.22.24	4.01%	4.10%	4.21%	4.01%	4.10%	4.21%
All-In Rate: 10.22.24	5.84%	5.66%	5.62%	5.55%	5.37%	5.36%
Minimum DSCR	1.25x	1.25x	1.25x	1.25x	1.25x	1.25x
Maximum LTV / LTC	75%	75%	75%	75%	75%	75%
Renovation Holdback	TBD	TBD	TBD	TBD	TBD	TBD
Non-Recourse	Standard carve-outs	Standard carve-outs	Standard carve-outs	Standard carve-outs	Standard carve-outs	Standard carve-outs
Carve-Out Guarantors	Required	Required	Required	Required	Required	Required
Interest Reserve	None	None	None	None	None	None
Financing Information						
Prepayment	Yield Maintenance	Yield Maintenance	Yield Maintenance	Yield Maintenance	Yield Maintenance	Yield Maintenance
UW NOI	\$1,059,000	\$1,059,000	\$1,059,000	\$1,059,000	\$1,059,000	\$1,059,000
Initial AM Debt Service	\$847,522	\$847,063	\$847,318	\$847,115	\$847,254	\$847,465
Initial IO Debt Service	\$699,736	\$691,574	\$689,819	\$686,040	\$677,661	\$677,221
Initial AM DSCR	1.25x	1.25x	1.25x	1.25x	1.25x	1.25x
Initial IO DSCR	1.51x	1.53x	1.54x	1.54x	1.56x	1.56x
Initial DY	8.83%	8.67%	8.63%	8.56%	8.40%	8.38%
Estimated Lender Costs						
Rate Buydown	None	None	None	1.25%	1.75%	2.00%
3rd Party Reports	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Lender Legal	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Lender Origination Fee	Par	Par	Par	Par	Par	Par
Agency App Fee	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
Lender Processing Fee	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000

NOTES

- Quote proposals are subject to official Agency review and approval prior to issuance of a loan application.
- Quote proposals assume stable to increasing trailing 3-month rental collections prior to rate lock and loan closing.
- Quote proposals are subject to borrower budget and third-party appraisal support of UW expense projections.
- Quote proposals assume no tenant concentrations of greater than 40%.

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