

## FINANCING GUIDANCE - AGENCY

**Oakwood Apartments**  
 1521 37th St  
 Orange, TX 77630  
 188 Units // 1982 Vintage

	<i>Option #1</i>	<i>Option #2</i>	<i>Option #3</i>	<i>Option #4</i>	<i>Option #5</i>	<i>Option #6</i>
	<b>AGENCY 5 YR FIXED</b>	<b>AGENCY 7 YR FIXED</b>	<b>AGENCY 10 YR FIXED</b>	<b>AGENCY 5 YR FIXED</b>	<b>AGENCY 7 YR FIXED</b>	<b>AGENCY 10 YR FIXED</b>
<b>Lender</b>	FANNIE/FREDDIE	FANNIE/FREDDIE	FANNIE/FREDDIE	FANNIE/FREDDIE (w/buydown)	FANNIE/FREDDIE (w/buydown)	FANNIE/FREDDIE (w/buydown)
<b>Total Proceeds</b>	<b>\$7,430,000</b>	<b>\$7,620,000</b>	<b>\$7,700,000</b>	<b>\$7,670,000</b>	<b>\$7,870,000</b>	<b>\$7,930,000</b>
<b>Fixed/Floating</b>	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED
<b>Term</b>	5 Years	7 Years	10 Years	5 Years	7 Years	10 Years
<b>Interest Only</b>	Up to 3 Years	Up to 4 Years	Up to 6 Years	Up to 3 Years	Up to 4 Years	Up to 6 Years
<b>Amortization</b>	30 Years	30 Years	30 Years	30 Years	30 Years	30 Years
<b>Accrual</b>	Actual/360	Actual/360	Actual/360	Actual/360	Actual/360	Actual/360
<b>Spread</b>	1.78%	1.50%	1.35%	1.49%	1.21%	1.09%
<b>Index</b>	5-Yr Treasury	7-Yr Treasury	10-Yr Treasury	5-Yr Treasury	7-Yr Treasury	10-Yr Treasury
<b>Index as of: 12.2.24</b>	4.08%	4.13%	4.18%	4.08%	4.13%	4.18%
<b>All-in Rate: 12.2.24</b>	5.86%	5.63%	5.53%	5.57%	5.34%	5.27%
<b>Minimum DSCR</b>	1.25x	1.25x	1.25x	1.25x	1.25x	1.25x
<b>Maximum LTV / LTC</b>	75%	75%	75%	75%	75%	75%
<b>Non-Recourse</b>	Standard carve-outs	Standard carve-outs	Standard carve-outs	Standard carve-outs	Standard carve-outs	Standard carve-outs
<b>Carve-Out Guarantors</b>	Required	Required	Required	Required	Required	Required
<b>Financing Information</b>						
<b>Prepayment</b>	Yield Maintenance	Yield Maintenance	Yield Maintenance	Yield Maintenance	Yield Maintenance	Yield Maintenance
<b>UW NOI</b>	\$658,000	\$658,000	\$658,000	\$658,000	\$658,000	\$658,000
<b>Initial AM Debt Service</b>	\$526,447	\$526,380	\$526,378	\$526,527	\$526,484	\$526,656
<b>Initial IO Debt Service</b>	\$435,249	\$428,625	\$425,810	\$427,066	\$419,865	\$417,911
<b>Initial AM DSCR</b>	1.25x	1.25x	1.25x	1.25x	1.25x	1.25x
<b>Initial IO DSCR</b>	1.51x	1.54x	1.55x	1.54x	1.57x	1.57x
<b>Initial DY</b>	8.86%	8.64%	8.55%	8.58%	8.36%	8.30%
<b>Estimated Lender Costs</b>						
<b>Rate Buydown</b>	None	None	None	1.25%	1.75%	2.00%
<b>3rd Party Reports</b>	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
<b>Lender Legal</b>	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
<b>Lender Origination Fee</b>	Par	Par	Par	Par	Par	Par
<b>Agency App Fee</b>	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
<b>Lender Processing Fee</b>	\$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%.

**Brandon Brown**  
 Senior Managing Director  
 713.239.0506  
 brandon.brown@marcusmillichap.com

**Vincent Fuquen**  
 Associate Director  
 713.239.0511  
 vincent.fuquen@marcusmillichap.com

**Marcus & Millichap**  
 Capital Corporation