



FINANCING OPTIONS

6/2/2023

RE: 3636 Ocean Breeze Ave. Torrance, CA. 90504

Type of Financing	Input Quote #1	Input Quote #2	Input Quote #3
Loan Program Options	5 Y Fixed Hybrid	7 Year Interest Only	10 Year Interest Only
Purchase Price/ Value	\$20,000,000	\$20,000,000	\$20,000,000
Loan Amount	\$11,009,567	\$10,306,289	\$10,194,043
Interest Only	N/A	7 Years	10 Years
Loan to Value (DCR)	55.05%	51.53%	50.97%
Max Loan to Value	75%	75%	75%
Debt Coverage Ratio	1.25	1.35	1.35
Current Interest Rate	5.850%	5.750%	5.850%
Loan Term	30/15	30/30	30/10
Monthly Payment	\$65,465	\$49,384	\$49,696
Prepayment Penalty	5,4,3,2,1	Yield Maintenance	Yield Maintenance
Loan Fee	1.00%	1.00%	1.00%
Processing Fee:	\$13,762	\$3,000	\$3,000
Appraisal/3rd Party Reports	\$500	\$5,500	\$5,500

Conventional Fixed Arm / Non Recourse / No Tax Returns

After 5 year fixed, the loan will convert to adjustable based on 2.50 + _____ with 2% annual payment cap and 5% Life Cap. Maximum first adjustment is 3% over start rate.

7 Year Fixed-Hybrid / Non Recourse / No Tax Returns

Fixed rate for 7 years and 23 Year ARM; 2.30 + SOFR
Non Recourse / No Tax Returns

10 Year Fixed-Balloon with 10 Years Interest Only payments / Non Recourse / No Tax Returns

Non Recourse / No Tax Returns

Bridge Loan Programs for Added Value transactions

8.90% to 9.90% to 60% LTV