

# Freddie Mac SBL Lending

## WHY READY CAPITAL?

- ✓ National agency lender specialized in providing small balance loans from \$1MM up to \$7.5MM with both fixed- and hybrid- rate structures
- ✓ Freddie Mac Multifamily Optigo® Lender
- ✓ An unparalleled experience in financing
- ✓ Fast answers with front-end "speed underwriting"
- ✓ Streamlined loan documents and third party reports

<b>Property Types</b>	Multifamily with 5+ units
<b>Rates</b>	Contact us for current rates
<b>Loan Size</b>	\$1 - \$ 7.5 million
<b>Loan Purpose</b>	Acquisition or Refinance (cashout available)
<b>Speed to Closing</b>	Approximately 60 days
<b>Terms</b>	5, 7, 10 year fixed 20 year hybrid ARM with initial 5, 7, 10 year fixed
<b>Leverage</b>	Up to 80% Top and Standard markets 75% Small and Very Small markets (70% refinance)
<b>Recourse</b>	Non-recourse with standard carve-outs
<b>Prepayment</b>	Multiple stepdown options and yield maintenance
<b>Minimum DSCR</b>	1.20x Top market 1.25x Standard market 1.30x Small market 1.40x Very Small market
<b>Interest Only</b>	Partial term and full term options available
<b>Amortization</b>	30 years
<b>Origination Fee</b>	None (par to lender)
<b>Escrow</b>	RE Taxes: if LTV>65%, Reserves: if>50 units
<b>Rate Hold</b>	Coupon pricing held for 35 business days from execution of LOI
<b>Credit</b>	Minimum FICO score of 680
<b>Net Worth &amp; Liquidity</b>	Net worth equal to or exceeding loan amount. Liquidity equal to or exceeding 9 months P&I prior to closing



**\$23,139,000**  
**Portfolio Acquisition Loan | Portland, OR**  
• Nine separate loans on historic properties  
• Non-local borrower  
• Flexible stepdown prepay structure



**\$6,160,000**  
**Refinance Loan Houston, TX**  
• Cash out in excess of \$1.5MM on extensively renovated property  
• 7 yr fixed rate w/ stepdown prepay  
• Rents at affordable levels



**\$2,432,000**  
**Refinance Loan Hammond, IN**  
• Two non-contiguous historic buildings  
• Significant cash out on nicely renovated property vacant for 7 yrs  
• Less than 12 mths of operating history



**\$2,005,000**  
**Acquisition Loan North Providence, RI**  
• 77% LTV  
• 1960s vintage building  
• Flexible stepdown prepay structure

## OFFICE LOCATIONS:

**New York**  
1251 Avenue of the Americas  
50th Floor  
New York, NY 10020

**Texas**  
1320 Greenway Drive  
Suite 560  
Irving, TX 75038

**RC**  
LISTED  
**NYSE**

