



# FREDDIE SBL

## SMALL BALANCE LOANS

A Multifamily Financing Program

### WHAT IS THE FREDDIE SBL PROGRAM?

- A Freddie Mac conventional multifamily finance program designed for loans \$7.5 million and under.

### WHY FREDDIE SBL?

It's cheaper – faster – and easier. Here's why:

- Aggressive interest rate discounts available for affordability.
- Closing costs are 33% less.
- Fewer items required to get you to closing.
- A quicker turnaround in quoting your deal, and a faster timeframe for closing it.

### ELIGIBLE TRANSACTIONS

- ✓ Apartment properties with  $\geq 5$  units
- ✓ Market-rate tenancy
- ✓ Age-restricted tenancy
- ✓ Tenant-based housing vouchers
- ✓ Tax Abatement
- ✓ Mixed-use (majority residential)
- ✓ Military or Student housing (less than 50% concentration)

### PROGRAM HIGHLIGHTS

Markets	Nationwide	
Loan Amounts	\$1M - \$6M in all markets \$1M - \$7.5M in Top & Standard markets for $\leq 100$ -unit assets	
Underwriting	1.20x Top Mkt 1.25x Standard Mkt	1.30x Small Mkt 1.40x Very Small Mkt
Loan Purpose	Acquisition or Refinance (Cash-Out Available)	
Terms & Structure	5, 7, or 10 year fixed-rate loan 20-year hybrid with initial 5, 7, or 10 year fixed-rate period	
Amortization	30 Years, with interest-only available up to 10 years	
Prepayments	Yield Maintenance or Declining Prepayment Option	
Recourse	Non-recourse with standard carveout provisions	

### WANT MORE INFO?

Contact  
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