



# WATERPARK @ BRIARWOOD

## Fixed Rate Financing Guidance

LIFE CO. FINANCING			
LTV/LTC RANGE:	50%		
	(Min. 11.5% DY)		
LOAN TERM:	TREASURY	SPREAD	ALL-IN RATE
5 YEAR:	4.29%* +	2.15% - 2.35% =	6.44% - 6.64%
AMORTIZATION:	30-year amortization		
LENDER FEE:	10-50 bps or Par		
STRUCTURE:	Springing CF sweep around Bio-Techne and Quantum. Subject to review of tenant financials.		
RESERVES:	TBD		

\*As of 2/20/2024

### FINANCING CONTACTS

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**NEWMARK**