

Greysteel

As of: 9/18/2025

Branford Medical Office			
Lender	Bank	Bank	Credit Union
Loan Amount	\$2,650,000	\$2,340,000	\$2,635,000
Loan to Value	74%	65%	73%
Interest Rate	6.17%	5.58%	6.42%
Interest Rate Type	Fixed	Fixed	Fixed
Term	60 Months	36 Months	60 Months
Amortization	300 Months	300 Months	300 Months
Interest Only	None	None	None
Spread	2.50%	2.40%	2.75%
Index Rate	3.67%	3.18%	3.67%
Index	UST	SOFR (SWAP)	UST
Recourse	Full	Full	Full
Monthly Debt Service (Est.)	\$17,350.42	\$14,477.45	\$17,660.21
Annual Debt Service (Est.)	\$208,205.09	\$173,729.38	\$211,922.55
Prepayment	Stepdown	Breakage	None
Lender Origination Fee	0.50%	0.50%	0.50%
Deposits	5%	Operating Account	Operating Account
Notes	5+5 Term	SWAP	5+5 Term

For more information, contact Sam Immediato at simmediato@greysteel.com or 212.258.0624.