

130 Forest Ave, Fond du Lac WI – El Dorado Apartments

ASSUMABLE MORTGAGE Information - provided by Sellers

NOTE: This is only a Summary subject to correction by the actual loan documents & provisions.

Lender: CBRE
Type: Freddie Mac Small Balance Loan ("SBL")

Origination Date : April 1, 2021
First Adjustment Date : April 1, 2031 (10 years)
Maturity Date : April 1, 2041 (20 years)
Loan Term: **20 years**
Amortization: **30 years**
Current Balance : **\$1,126,000** estimated for closing date.
Rate : **3.70% until 4/1/2031**
Fixed period : First 10 yrs (fixed period ends 4/1/2031) at **3.70%**.
Variable rate : Next 10 yrs (ending 4/1/2041 at maturity): Rate **VARIABLE** at 3.25% ABOVE the 30 day avg Fed SOFR (Secured Overnight Financing Rate), which was 4.18% on 10/24/25, for a combined 7.43%.

Current P & I Payment: **\$5,445.15/month fixed until 4/1/2031**

Current Prepay : Yield Maintenance

Prepay at Adjustment: The prepayment charge during the adjustable period is 1% of principal being prepaid; however, no prepayment charge will be due on or after the expiration of the Yield Maintenance Period for any Prepayment that is a payment in full of the unpaid principal amount, provided one of the following is true:

- (a) The Prepayment is made with the proceeds of a Freddie Mac Multifamily mortgage loan that is subject of a binding commitment for purchase between Freddie Mac and a Freddie Mac-approved Conventional or Small Balance Loan Lender.
- (b) The Prepayment is made with proceeds of, or as a result of, the sale of the Mortgaged Property to a Person that is not an affiliate of Borrower.

Assumption Fee: 1% (approx. \$11,260) paid by Buyer at closing.

Estimated Minimum Qualifications for Assumption:

Personal net worth greater than the loan balance.

Personal liquid cash reserves of at least 9 months of P&I payments (\$49,007).

Experience in operating multifamily properties.

There may be no other mortgage debt on the property even if secondary.

Buyer must deposit approximately \$14,050 with the lender **upon application** for legal & closing costs.

Updated by Sellers 10/24/2025