

130 Forest Ave, Fond du Lac WI 54935 – 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 (10th anniversary)
Maturity Date : April 1, 2041 (20th anniversary)
Loan Term: 20 years
Amortization: 30 years
Current Balance : \$1,115,000 projected as of 4/1/2026.
Rate : 3.70% FIXED until 4/1/2031
Fixed period : Next 5 yrs (fixed period ends 4/1/2031) at 3.70%. Estim ending bal is \$987,000.
Variable rate : Next 10 yrs (ending 4/1/2041 at maturity): Rate VARIABLE at 3.250% above the 30 Day Avg Fed SOFR (Secured Overnight Financing Rate), which was 3.659% on 3/26/2026, for a combined 6.909%.

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 is 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. \$11,150) 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.