Cedar Landing – Internal Refinance Analysis

As of 2026-08-31 | Multifamily | San Antonio, TX (fictional)

Summary recommendation

Proceed to size a 5-year, fixed-rate first mortgage per the lender's indicative term sheet. On the supplied underwriting, the binding sizing constraint is DSCR at 1.30x using underwritten NCF after reserves and amortizing debt service at the sizing rate. Indicative proceeds are approximately $6.41 million, producing about $1.78 million of cash out after paying off the existing $4.50 million loan, a 1.00% origination fee and $65,000 of fixed closing costs.

First-year contractual debt service is interest-only for 36 months at the 6.25% contract rate. Amortizing debt service at the sizing rate is used only for DSCR sizing per the term sheet.

Metric	Result
Maximum loan (binding)	$6,407,490 (DSCR)
Indicative value (NOI/cap)	$11,259,047
Underwritten NOI (before reserves)	$647,395
Underwritten NCF (after reserves)	$631,795
First-year contractual debt service (IO)	$400,468
Sizing annual debt service (amortizing at 6.50%)	$485,996
Sizing DSCR	1.30x
Sizing debt yield	9.86%
Cash to borrower	$1,778,415

Property, rent roll and leases

Property: Cedar Landing, 4800 Cedar Bench Drive, San Antonio, TX 78223 (fictional).

Unit mix: 48 residential units totaling 43,200 sf; 34 units (27,800 sf) are occupied on the 2026-08-31 rent roll, for 70.8% physical occupancy by count and 64.4% by area.

Monthly base rent on the printed roll totals $58,050. Unit 101 lease is executed and current at $1,575/month with expiry 2027-06-30 and a $1,200 security deposit; no renewal option exercise is evidenced.

Source	Cite / Detail
Rent Roll	As of 2026-08-31; 48 units; 34 occupied; total area 43,200 sf; occupied area 27,800 sf; monthly base $58,050
Lease – Unit 101	Base rent $1,575/mo; expiry 2027-06-30; deposit $1,200; no option exercise in file

Historical operating performance (T12)

Period: September 2025 – August 2026, actual cash accounting.

EGI is calculated as GPR less vacancy, concessions and bad debt plus other income. Operating expenses exclude reserves, capex, debt service and depreciation. NOI is stated before reserves; NCF deducts reserves.

Line item	Annual $
Gross potential base rent	$1,036,800
Vacancy loss	($302,400)
Concessions	($64,800)
Bad debt	($8,400)
Other income / recoveries	$30,000
EGI (historical)	$691,200
Operating expenses (before reserves)	$371,200
NOI before reserves	$320,000
Replacement reserves	$14,400
NCF after reserves	$305,600

Underwriting scenario and adjustments

Underwriting follows the supplied plan: GPR $1,056,000; combined revenue loss 7.00%; other income $43,200. Expenses reflect: taxes $138,000; insurance per supplied renewal evidence $45,600; utilities $33,600; repairs & maintenance adjusted to remove $12,000 casualty, yielding $42,000; payroll $55,200; admin/legal $27,600; management fee is the greater of T12 actual ($28,000) and 3.50% of underwritten EGI. Replacement reserves are $325/unit/year across 48 units ($15,600).

Resulting figures: UW EGI $1,025,280; UW operating expenses before reserves $377,885 (including management $35,885); UW NOI before reserves $647,395; UW NCF after reserves $631,795. Indicative value at a 5.75% cap rate is $11.259 million.

Metric	Value
Underwritten EGI	$1,025,280
Mgmt fee (>=3.5% of EGI)	$35,885
UW opex before reserves	$377,885
UW NOI before reserves	$647,395
UW reserves ($325 x 48)	$15,600
UW NCF after reserves	$631,795
Indicative value (NOI/cap)	$11,259,047

Loan sizing per term sheet

LTV: 60.0% of indicative value.

DSCR: minimum 1.30x using NCF after reserves over annual amortizing debt service calculated at the sizing rate (greater of contract rate and 6.50% floor).

Debt Yield: minimum 9.00% using NCF after reserves as the numerator.

Terms: 6.25% fixed; 36 months IO; 60-month maturity; 30-year amortization for sizing; 1.00% origination; prepayment 1% in years 1–2, none thereafter; no swap.

Constraint	Limit
LTV limit (60% x $11,259,047)	$6,755,428
DSCR limit (NCF $631,795 / (1.30 x 7.5848%))	$6,407,490
Debt yield limit (NCF $631,795 / 9.00%)	$7,019,947
Maximum loan (binding)	$6,407,490 (DSCR)
First-year contractual debt service (IO at 6.25%)	$400,468
Sizing annual debt service (amort @ 6.50%)	$485,996
Sizing DSCR	1.30x
Sizing debt yield	9.86%
Cash to/(from) borrower (after 1% fee, $65k costs)	$1,778,415

Sensitivity and downside

Downside per instruction: reduce UW EGI by 5% and recompute the management minimum; hold other expenses and reserves constant; increase sizing rate by 100 bps (cap rate unchanged for value). Result: stressed NOI before reserves $597,925; NCF $582,325; indicative value $10.399 million; LTV limit $6.239 million; DSCR limit $5.339 million; debt yield limit $6.470 million; binding stressed proceeds $5.339 million (DSCR).

Separate cap-rate sensitivity: at cap +50 bps (6.25%) with base UW NOI, indicative value is $10.358 million.

Stress metric	Result
Stress maximum loan (binding)	$5,338,641 (DSCR)
Stress NOI before reserves	$597,925
Stress NCF after reserves	$582,325
Stress indicative value (cap unchanged)	$10,398,703
Annual debt constant at 7.50%	8.3906%
Cap +50 bps value (6.25% cap)	$10,358,324

Assumptions, limitations and sources

All figures are per the supplied packet; no external data or appraisal is used. Historical accounting is cash-basis T12 through 2026-08. UW follows the provided plan exactly. Rates and definitions follow the lender’s term sheet. No information was given on escrows, tax protests, or capital projects beyond the T12 casualty cleanup adjustment. Vacant units carry market rent on the rent roll but have no contractual income.

Source citations: Lender Terms (p.1); Property and Plan (pp.1–2); T12 Statement (pp.1–2); Rent Roll (cells C7–C54 summary); Lease File (p.1 for Unit 101).

Document	Key citations
Lender-Terms.pdf	p.1 – LTV 60%, cap 5.75% on NOI before reserves; DSCR 1.30x with NCF after reserves; Debt Yield 9%; 6.25% contract; 6.50% sizing floor; 36 mo IO; fees/prepay
Property-and-Plan.pdf	p.2 – UW GPR, loss %, other income; expense normalizations; reserves $325/unit; insurance renewal $45,600; sensitivity method
T12-Statement.pdf	pp.1–2 – Monthly lines and annual totals used for EGI/expenses/reserves
Rent-Roll.xlsx	As-of 2026-08-31; 48 units; occupancy and rents; printed monthly base total $58,050
Lease-File.pdf	p.1 – Unit 101 rent $1,575/mo; expiry 2027-06-30; deposit $1,200; no renewal exercise