Cal based on your text this morning, you statement was accurate for what we would see on loans we underwrite based on our loan policy terms especially in the multi-family construction. Almost all of those projects tend to have a DY of 7.2% when we do our break even analysis.

I am not really sure how in depth of an answer you are looking for here. The biggest advantage to debt yield is that is provides a static measure of risk. It isn't a value that can be manipulated to fit policy like DSC can be. If you needed to hit a policy guideline or make the property look better you could increase the amortization or decrease the rate. You could do a double whammy and increase the am and decrease the rate. I have put an example of this situation below.

Amortization vs. Debt Yield				
	15	20	25	30
NOI	$ 90,000	$ 90,000	$ 90,000	$ 90,000
ADS (5.0%)	$ 94,895	$ 79,195	$ 70,151	$ 64,419
DSCR	0.95	1.14	1.28	1.40

NOI	$ 90,000	$ 90,000	$ 90,000	$ 90,000
Loan Amt	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000
DY	9%	9%	9%	9%

Interest Rate vs. Debt Yield				
	7.50%	6.50%	5.50%	4.50%
NOI	$ 90,000	$ 90,000	$ 90,000	$ 90,000
ADS (20yr Am)	$ 96,671	$ 89,469	$ 82,546	$ 75,918
DSCR	0.93	1.01	1.09	1.19

NOI	$ 90,000	$ 90,000	$ 90,000	$ 90,000
Loan Amt	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000
DY	9%	9%	9%	9%

DSC is subject to manipulation and market volatility especially if you have a portfolio of floating rate loans.

I know you know this, but debt yield is essentially the rate of the return on the property. Debt yield would allow buyers to have a more apples to apples comparison of properties from a leverage stand point. For example, 2 loans could be presented with similar DSC and LTV because of loose terms or a low cap rate on a property. However, if you looked at them from a debt yield perspective one might have a return 3-4% higher. The bank or borrower would obviously look more favorably on the loan that produces the higher return with 10% general rule of thumb. Now that 10% isn't the end all be all, since market and property types can affect what is normal acceptable.

Also, DY doesn't take in to account things that could make some properties/loans better ie. Guarantors, property condition, tenant mix/rollover, etc.

Now I probably did some rambling there, but I hope you got what I was saying.