



January 11, 2021

	5-yr	7-yr	10-yr	30-day f	WSJ	5-yr	7-yr	10-yr
Treasury	0.72%	1.12%	1.42%	LIBOR 0.19%	Prime 3.25%	Swaps 0.91%	1.25%	1.56%

Fannie Mae

LTV/ DCR TERM/AMORT.	75%/1.25X		65%/1.35X		55%/1.55X	
	Spread	Rate	Spread	Rate	Spread	Rate
7/30	215 - 255	3.27% - 3.67%	200 - 240	3.12% - 3.52%	180 - 220	2.92% - 3.32%
10/30	200 - 240	3.42% - 3.82%	185 - 225	3.27% - 3.67%	165 - 205	3.07% - 3.47%
12/30	235 - 265	3.77% - 4.07%	205 - 245	3.47% - 3.87%	200 - 230	3.42% - 3.72%
15/30	240 - 275	3.82% - 4.17%	230 - 270	3.72% - 4.12%	205 - 235	3.47% - 3.77%

Fannie Mae SBL 5-50 units (min. loan \$1MM)

LTV/ DCR TERM/AMORT.	75%/1.25X	65%/1.35X	55%/1.55X
	Rate	Rate	Rate
5/30	3.94% - 4.09%	3.69% - 3.84%	3.49% - 3.64%
7/30	3.94% - 4.07%	3.69% - 3.82%	3.49% - 3.62%
10/30	4.18% - 4.28%	3.93% - 4.03%	3.73% - 3.83%

* Based on YM Prepay

Freddie Mac

LTV/ DCR TERM/AMORT.	75%/1.25X		65%/1.35X		55%/1.55X	
	Spread	Rate	Spread	Rate	Spread	Rate
7/30	210 - 245	3.22% - 3.57%	190 - 225	3.02% - 3.37%	170 - 205	2.82% - 3.17%
10/30	205 - 240	3.47% - 3.82%	185 - 220	3.27% - 3.62%	165 - 200	3.07% - 3.42%
12/30	225 - 250	3.67% - 3.92%	195 - 230	3.37% - 3.72%	190 - 220	3.32% - 3.62%
15/30	240 - 280	3.82% - 4.22%	200 - 235	3.42% - 3.77%	210 - 245	3.52% - 3.87%

Freddie Mac SBL \$1-\$6MM with 75 units or less

LTV/ DCR TERM/AMORT.	75%/1.30X	65%/1.35X	55%/1.55X
	Rate	Rate	Rate
5/30	3.56% - 3.91%	3.25% - 3.49%	3.15% - 3.39%
7/30	3.39% - 3.63%	3.25% - 3.49%	3.27% - 3.39%
10/30	3.46% - 3.69%	3.32% - 3.55%	3.22% - 3.45%

* Based on the market size

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
*Life Company	165 - 250	10-yr. fixed	Treasury	3.07% - 3.92%
*CMBS	180 - 300	10-yr. fixed	Swap	3.36% - 4.56%
*Bank	5 Yr. Rate	5-yr. fixed		3.50% - 4.25%
Floating	500 - 800	Bridge Floater	LIBOR	5.19% - 8.19%

*Life Cos may have floor rates

* Floors are implemented 30-day libor for bridge loans

*Rates may vary depending on a banking relationship

* Longer terms are available through Fannie Mae, Freddie Mac and Life Companies

FOR MORE INFORMATION CONTACT:

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