



May 18, 2021

	5-yr	7-yr	10-yr	30-day f	WSJ	5-yr	7-yr	10-yr
Treasury	0.82%	1.29%	1.64%	LIBOR 0.09%	Prime 3.25%	Swaps 0.91%	1.27%	1.60%

Fannie Mae

LTV/ DCR TERM/AMORT.	75%/1.25X		65%/1.35X		55%/1.55X	
	Spread	Rate	Spread	Rate	Spread	Rate
7/30	180 - 220	3.09% - 3.49%	165 - 205	2.94% - 3.34%	150 - 190	2.79% - 3.19%
10/30	170 - 210	3.34% - 3.74%	150 - 190	3.14% - 3.54%	130 - 170	2.94% - 3.34%
12/30	185 - 215	3.49% - 3.79%	170 - 210	3.34% - 3.74%	150 - 190	3.14% - 3.54%
15/30	200 - 225	3.64% - 3.89%	185 - 215	3.49% - 3.79%	170 - 210	3.34% - 3.74%

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	4.14% - 4.29%	3.89% - 4.04%	3.69% - 3.84%
7/30	4.20% - 4.33%	3.95% - 4.08%	3.75% - 3.88%
10/30	4.32% - 4.51%	4.16% - 4.26%	3.96% - 4.06%

* 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	190 - 225	3.19% - 3.54%	170 - 205	2.99% - 3.34%	150 - 185	2.79% - 3.14%
10/30	175 - 210	3.39% - 3.74%	155 - 190	3.19% - 3.54%	145 - 170	3.09% - 3.34%
12/30	180 - 215	3.44% - 3.79%	165 - 200	3.29% - 3.64%	160 - 190	3.24% - 3.54%
15/30	185 - 220	3.49% - 3.84%	170 - 205	3.34% - 3.69%	165 - 195	3.29% - 3.59%

Freddie Mac SBL 75 units or less

LTV/ DCR TERM/AMORT.	75%/1.30X	65%/1.35X	55%/1.55X
	Rate	Rate	Rate
5/30	3.36% - 3.81%	3.22% - 3.59%	3.12% - 3.49%
7/30	3.49% - 3.73%	3.35% - 3.59%	3.25% - 3.49%
10/30	3.76% - 3.99%	3.62% - 3.85%	3.52% - 3.75%

* Based on the market size

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
*Life Company	160 - 225	10-yr. fixed	Treasury	3.24% - 3.89%
*CMBS	160 - 250	10-yr. fixed	Swap	3.20% - 4.10%
*Bank	5 Yr. Rate	5-yr. fixed		3.50% - 4.25%
Floating	400 - 775	Bridge Floater	LIBOR	4.09% - 7.84%

*Life Cos may implement floor rates

* Floors are implemented 30-day libor for bridge loans. Larger deals may have the tighter spread options

*Rates may vary depending on a banking relationship

FOR MORE INFORMATION CONTACT:

Shelly Dunbar | O: 775.345.3659 | sdunbar@commcapnv.com

Adam Gregory | O: 702.792.7560 | agregory@commcapnv.com