



June 9, 2021

| | 5-yr | 7-yr | 10-yr | 30-day f | WSJ | 5-yr | 7-yr | 10-yr |
|-----------------|-------|-------|-------|--------------------|--------------------|--------------------|-------|-------|
| Treasury | 0.74% | 1.16% | 1.49% | LIBOR 0.77% | Prime 3.25% | Swaps 0.83% | 1.17% | 1.48% |

Fannie Mae

| LTV/ DCR TERM/AMORT. | 75%/1.25X | | 65%/1.35X | | 55%/1.55X | |
|-------------------------|-----------|---------------|-----------|---------------|-----------|---------------|
| | Spread | Rate | Spread | Rate | Spread | Rate |
| 7/30 | 170 - 210 | 2.86% - 3.26% | 155 - 195 | 2.71% - 3.11% | 135 - 175 | 2.51% - 2.91% |
| 10/30 | 155 - 195 | 3.04% - 3.44% | 140 - 180 | 2.89% - 3.29% | 120 - 160 | 2.69% - 3.09% |
| 12/30 | 185 - 215 | 3.34% - 3.64% | 150 - 185 | 2.99% - 3.34% | 140 - 190 | 2.89% - 3.39% |
| 15/30 | 190 - 215 | 3.39% - 3.64% | 155 - 190 | 3.04% - 3.39% | 150 - 185 | 2.99% - 3.34% |

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 | 3.96% - 4.11% | 3.46% - 3.61% | 3.26% - 3.41% |
| 7/30 | 3.99% - 4.12% | 3.49% - 3.62% | 3.29% - 3.42% |
| 10/30 | 4.17% - 4.27% | 3.67% - 3.77% | 3.47% - 3.57% |

* 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 | 175 - 210 | 2.91% - 3.26% | 155 - 190 | 2.71% - 3.06% | 135 - 170 | 2.51% - 2.86% |
| 10/30 | 160 - 195 | 3.09% - 3.44% | 140 - 175 | 2.89% - 3.24% | 130 - 155 | 2.79% - 3.04% |
| 12/30 | 180 - 215 | 3.29% - 3.64% | 165 - 200 | 3.14% - 3.49% | 160 - 190 | 3.09% - 3.39% |
| 15/30 | 185 - 220 | 3.34% - 3.69% | 170 - 205 | 3.19% - 3.54% | 165 - 195 | 3.14% - 3.44% |

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 | 155 - 225 | 10-yr. fixed | Treasury | 3.04% - 3.74% |
| *CMBS | 160 - 250 | 10-yr. fixed | Swap | 3.08% - 3.98% |
| *Bank | 5 Yr. Rate | 5-yr. fixed | | 3.25% - 4.25% |
| Floating | 400 - 775 | Bridge Floater | LIBOR | 4.77% - 8.52% |

*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