COMMCAP ADVISORS

May 2, 2022						
	5-yr	7-yr	10-yr	30-day	WSJ	5-yr	7-yr	10-yr
Treasury	3.01%	2.94%	2.89%	**SOFR** 0.28%	**Prime** 3.50%	**Swaps** 3.03%	3.00%	2.99%

Fannie Mae over $6MM

LTV/ DCR	55%/1.55X		65%/1.35X		75%/1.25X	
TERM/AMORT.	Spread	Rate	Spread	Rate	Spread	Rate
7/30	189 - 205	4.83% - 4.99%	209 - 225	5.03% - 5.19%	234 - 250	5.28% - 5.44%
10/30	189 - 201	4.78% - 4.90%	209 - 221	4.98% - 5.10%	234 - 246	5.23% - 5.35%
12/30	146 - 157	4.93% - 5.04%	166 - 177	5.13% - 5.24%	166 - 202	5.38% - 5.49%

Fannie Mae SBL under $6MM

LTV/ DCR	55%/1.55X	65%/1.35X	75%/1.30X
TERM/AMORT.	Rate	Rate	Rate
7/30	4.98% - 5.18%	5.18% - 5.38%	5.43% - 5.63%
10/30	4.93% - 5.08%	5.13% - 5.28%	5.38% - 5.53%
12/30	5.08% - 5.23%	5.28% - 5.43%	5.53% - 5.68%

* Based on YM Prepay, add 47 bps for < $2 million

Freddie Mac

LTV/ DCR	55%/1.55X		65%/1.35X		75%/1.25X	
TERM/AMORT.	Spread	Rate	Spread	Rate	Spread	Rate
7/30	171 - 201	4.65% - 4.95%	181 - 211	4.75% - 5.05%	490 - 520	4.90% - 5.20%
10/30	166 - 193	4.55% - 4.82%	176 - 203	4.65% - 4.92%	480 - 507	4.80% - 5.07%
12/30	118 - 145	4.65% - 4.92%	128 - 155	4.75% - 5.02%	166 - 170	4.90% - 5.17%

Freddie Mac SBL Western Region (Standard/Small market)

LTV/ DCR	55%/1.55X	65%/1.35X	75%/1.30X
TERM/AMORT.	Rate	Rate	Rate
5/30	4.94% - 5.19%	4.87% - 5.12%	4.97% - 5.22%
7/30	4.82% - 5.07%	4.90% - 5.15%	5.00% - 5.25%
10/30	5.02% - 5.27%	5.20% - 5.45%	5.30% - 5.55%

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
*CMBS	210 - 280	10-yr. fixed	Swap	5.09% - 5.79%
*Bank	5 Yr. Rate	5-yr. fixed		4.25% - 5.50%
**Floating	400 - 775	Bridge Floater	LIBOR	4.28% - 8.03%

*Rates mary vary depending on a banking relationship

** Floors are implemented based on 30-day SOFR for bridge loans.

**Larger deals may have the tighter spread options

Commercial - Life Company Rates

TERM/AMORT.	LTV	Spread	Rate
10/25 or 30	50% - 65%	160 - 180	4.49% - 4.69%
10/25 or 30	65% - 75%	175 - 245	4.64% - 5.34%

* LTV based on lender underwritten value

FOR MORE INFORMATION CONTACT:
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