



August 27, 2020

	5-yr	7-yr	10-yr	30-day f	WSJ	5-yr	7-yr	10-yr
Treasury	0.32%	0.53%	0.76%	LIBOR 0.17%	Prime 3.25%	Swaps 0.38%	0.53%	0.74%

Fannie Mae

LTV/ DCR TERM/AMORT.	75%/1.25X		65%/1.35X		55%/1.55X	
	Spread	Rate	Spread	Rate	Spread	Rate
7/30	195 - 225	2.48% - 2.78%	180 - 210	2.33% - 2.63%	160 - 190	2.13% - 2.43%
10/30	185 - 215	2.61% - 2.91%	170 - 200	2.46% - 2.76%	150 - 180	2.26% - 2.56%
12/30	-	0.76% - 0.76%	185 - 215	2.61% - 2.91%	-	0.76% - 0.76%
15/30	-	0.76% - 0.76%	205 - 235	2.81% - 3.11%	-	0.76% - 0.76%

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	3.71% - 3.88%	3.57% - 3.73%	3.37% - 3.53%
7/30	3.47% - 3.61%	3.32% - 3.46%	3.12% - 3.30%
10/30	3.38% - 3.49%	3.23% - 3.34%	3.04% - 3.14%

* 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	225 - 250	2.78% - 3.03%	205 - 230	2.58% - 2.83%	185 - 210	2.38% - 2.63%
10/30	200 - 245	2.76% - 3.21%	200 - 225	2.76% - 3.01%	180 - 205	2.56% - 2.81%
12/30	-	0.76% - 0.76%	210 - 235	2.86% - 3.11%	-	0.76% - 0.76%
15/30	-	0.76% - 0.76%	215 - 240	2.91% - 3.16%	-	0.76% - 0.76%

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	3.85% - 4.01%	3.71% - 3.87%	3.61% - 3.77%
7/30	3.56% - 3.71%	3.42% - 3.57%	3.32% - 3.47%
10/30	3.45% - 3.64%	3.31% - 3.50%	3.21% - 3.40%

* Based on the market size

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
*Life Company	205 - 300	10-yr. fixed	Treasury	2.81% - 3.76%
*CMBS	280 - 350	10-yr. fixed	Swap	3.54% - 4.24%
*Bank	5 Yr. Rate	5-yr. fixed		3.75% - 4.50%
Floating	400 - 700	Bridge Floater	LIBOR	4.17% - 7.17%

*Life Cos are adding floor rates as we see the Treasury Yields decline drastically

* 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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