



June 17, 2022

	5-yr	7-yr	10-yr	30-day	WSJ	5-yr	7-yr	10-yr
Treasury	3.39%	3.39%	3.29%	SOFR 1.45%	Prime 4.75%	Swaps 3.46%	3.42%	3.11%

Fannie Mae over \$6MM

LTV/ DCR TERM/AMORT.	55%/1.55X		65%/1.35X		75%/1.25X	
	Spread	Rate	Spread	Rate	Spread	Rate
7/30	167 - 183	5.06% - 5.22%	187 - 203	5.26% - 5.42%	212 - 228	5.51% - 5.67%
10/30	168 - 180	4.97% - 5.09%	188 - 200	5.17% - 5.29%	213 - 225	5.42% - 5.54%
12/30	120 - 131	5.14% - 5.25%	140 - 151	5.34% - 5.45%	140 - 176	5.59% - 5.70%

Fannie Mae SBL under \$6MM

LTV/ DCR TERM/AMORT.	55%/1.55X	65%/1.35X	75%/1.30X
	Rate	Rate	Rate
7/30	5.06% - 5.26%	5.26% - 5.46%	5.51% - 5.71%
10/30	4.97% - 5.12%	5.17% - 5.32%	5.42% - 5.57%
12/30	5.14% - 5.29%	5.34% - 5.49%	5.59% - 5.74%

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

Freddie Mac

LTV/ DCR TERM/AMORT.	55%/1.55X		65%/1.35X		75%/1.25X	
	Spread	Rate	Spread	Rate	Spread	Rate
7/30	157 - 187	4.96% - 5.26%	167 - 197	5.06% - 5.36%	182 - 212	5.21% - 5.51%
10/30	153 - 180	4.82% - 5.09%	163 - 190	4.92% - 5.19%	178 - 205	5.07% - 5.34%
12/30	98 - 125	4.92% - 5.19%	108 - 135	5.02% - 5.29%	140 - 150	5.17% - 5.44%

Freddie Mac SBL Western Region (Standard/Small market)

LTV/ DCR TERM/AMORT.	55%/1.55X	65%/1.35X	75%/1.30X
	Rate	Rate	Rate
5/30	5.24% - 5.49%	5.17% - 5.42%	5.27% - 5.52%
7/30	5.12% - 5.37%	5.20% - 5.45%	5.30% - 5.55%
10/30	5.27% - 5.52%	5.45% - 5.70%	5.55% - 5.80%

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
*CMBS	210 - 280	10-yr. fixed	Swap	5.21% - 5.91%
*Bank	5 Yr. Rate	5-yr. fixed		5.00% - 5.75%
**Floating	400 - 775	Bridge Floater	LIBOR	5.45% - 9.20%

Commercial - Life Company Rates

TERM/AMORT.	LTV	Spread	Rate
10/25 or 30	50% - 65%	150 - 190	4.79% - 5.19%
10/25 or 30	65% - 75%	175 - 245	5.04% - 5.74%

* LTV based on lender underwritten value

*Rates may 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

FOR MORE INFORMATION CONTACT:

Shelly Dunbar | O: 775.345.3659 | sdunbar@commcapnv.com
 Adam Gregory | O: 702.792.7560 | agregory@commcapnv.com
 Daniel Stehle | O: 702.792.7561 | Dstehle@commcapnv.com