



March 3, 2023

	5-yr	7-yr	10-yr	30-day	WSJ	5-yr	7-yr	10-yr
Treasury	4.27%	4.10%	3.96%	SOFR 4.55%	Prime 7.75%	Swaps 4.36%	4.15%	4.00%

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	168 - 184	5.78% - 5.94%	188 - 204	5.98% - 6.14%	219 - 235	6.29% - 6.45%
10/30	173 - 185	5.69% - 5.81%	193 - 205	5.89% - 6.01%	213 - 225	6.09% - 6.21%
12/30	104 - 115	5.79% - 5.90%	124 - 135	5.99% - 6.10%	124 - 155	6.19% - 6.30%

Fannie Mae SBL under \$6MM

LTV/ DCR TERM/AMORT.	55%/1.55X	65%/1.35X	75%/1.30X
	Rate	Rate	Rate
7/30	5.89% - 6.09%	6.09% - 6.29%	6.29% - 6.49%
10/30	5.69% - 5.84%	5.89% - 6.04%	6.09% - 6.24%
12/30	5.79% - 5.94%	5.99% - 6.14%	6.19% - 6.34%

* 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	165 - 195	5.75% - 6.05%	175 - 205	5.85% - 6.15%	600 - 630	6.00% - 6.30%
10/30	157 - 184	5.53% - 5.80%	167 - 194	5.63% - 5.90%	578 - 605	5.78% - 6.05%
12/30	88 - 115	5.63% - 5.90%	98 - 125	5.73% - 6.00%	124 - 140	5.88% - 6.15%

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	6.29% - 6.54%	6.22% - 6.47%	6.32% - 6.57%
7/30	5.92% - 6.17%	6.00% - 6.25%	6.10% - 6.35%
10/30	5.97% - 6.22%	6.10% - 6.35%	6.20% - 6.45%

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
*CMBS	235 - 325	10-yr. fixed	Swap	6.35% - 7.25%
*Bank	5 Yr. Rate	5-yr. fixed		6.00% - 8.75%
**Floating	400 - 775	Bridge Floater	LIBOR	8.55% - 12.30%

Commercial - Life Company Rates

TERM/AMORT.	LTV	Spread	Rate
10/25 or 30	50% - 65%	160 - 180	5.56% - 5.76%
10/25 or 30	65% - 75%	175 - 245	5.71% - 6.41%

* LTV based on lender underwritten value

*Rates may vary depending on a banking relationship, size of the deal, etc.

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

**Larger deals may have the tighter spread options

FOR MORE INFORMATION CONTACT:

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