



November 7, 2023

	5-yr	7-yr	10-yr		30-day		WSJ		5-yr	7-yr	10-yr			
Treasury	4.57%	4.61%	4.60%		SOFR	5.32%		Prime	8.50%		Swaps	4.27%	4.22%	4.21%

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	155 - 185	6.16% - 6.46%	175 - 192	6.36% - 6.53%	206 - 223	6.67% - 6.84%
10/30	155 - 185	6.15% - 6.45%	175 - 188	6.35% - 6.48%	195 - 208	6.55% - 6.68%
12/30	168 - 198	6.28% - 6.58%	188 - 200	6.48% - 6.60%	208 - 220	6.68% - 6.80%

*Tighter spreads available based on leverage and loan size (the above spreads based what we typically are seeing)

Fannie Mae SBL under \$6MM

LTV/ DCR TERM/AMORT.	55%/1.55X	65%/1.35X	75%/1.30X
	Rate	Rate	Rate
7/30	6.87% - 7.07%	7.07% - 7.43%	7.27% - 7.47%
10/30	6.86% - 7.01%	7.06% - 7.21%	7.26% - 7.41%
12/30	6.99% - 7.14%	7.19% - 7.34%	7.39% - 7.54%

* 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	160 - 190	6.21% - 6.51%	175 - 205	6.36% - 6.66%	195 - 225	6.56% - 6.86%
10/30	160 - 187	6.20% - 6.47%	175 - 202	6.35% - 6.62%	190 - 217	6.50% - 6.77%
12/30	175 - 202	6.35% - 6.62%	190 - 217	6.50% - 6.77%	205 - 232	6.65% - 6.92%

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	7.14% - 7.39%	7.22% - 7.51%	7.32% - 7.61%
7/30	7.07% - 7.32%	7.15% - 7.40%	7.25% - 7.50%
10/30	7.22% - 7.48%	7.30% - 7.56%	7.40% - 7.66%

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
*CMBS	300 - 400	10-yr. fixed	Swap	7.21% - 8.21%
*Bank	5 Yr. Rate	5-yr. fixed		6.65% - 8.75%
FHA	223(f)	35 Yr.fixed		6.47% - 6.90%
FHA	221(d)(4)	35 Yr.fixed		6.76% - 7.17%
**Floating	350 - 775	Bridge Floater	SOFR	8.82% - 13.07%

*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

Commercial - Life Company Rates

TERM/AMORT.	LTV	Spread	Rate
10/25 or 30	50% - 65%	170 - 180	6.30% - 6.40%
10/25 or 30	65% - 75%	180 - 255	6.40% - 7.15%

* LTV based on lender underwritten value

FOR MORE INFORMATION CONTACT:
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