



December 4, 2023

	5-yr	7-yr	10-yr	30-day	WSJ	5-yr	7-yr	10-yr			
Treasury	4.23%	4.30%	4.29%	SOFR	5.34%	Prime	8.50%	Swaps	3.94%	3.90%	3.91%

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	143 - 173	5.73% - 6.03%	163 - 180	5.93% - 6.10%	194 - 211	6.24% - 6.41%
10/30	145 - 175	5.74% - 6.04%	165 - 178	5.94% - 6.07%	185 - 198	6.14% - 6.27%
12/30	162 - 192	5.91% - 6.21%	182 - 194	6.11% - 6.23%	202 - 214	6.31% - 6.43%

Fannie Mae SBL under \$6MM

LTV/ DCR TERM/AMORT.	55%/1.55X	65%/1.35X	75%/1.30X
	Rate	Rate	Rate
7/30	6.14% - 6.34%	6.34% - 6.96%	6.54% - 6.74%
10/30	6.04% - 6.19%	6.24% - 6.39%	6.44% - 6.59%
12/30	6.21% - 6.36%	6.41% - 6.56%	6.61% - 6.76%

* 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	150 - 180	5.80% - 6.10%	165 - 195	5.95% - 6.25%	185 - 215	6.15% - 6.45%
10/30	150 - 177	5.79% - 6.06%	165 - 192	5.94% - 6.21%	180 - 207	6.09% - 6.36%
12/30	165 - 192	5.94% - 6.21%	180 - 207	6.09% - 6.36%	195 - 222	6.24% - 6.51%

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	6.64% - 6.89%	6.72% - 7.04%	6.82% - 7.14%
7/30	6.57% - 6.82%	6.65% - 6.90%	6.75% - 7.00%
10/30	6.72% - 6.99%	6.80% - 7.07%	6.90% - 7.17%

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
*CMBS	300 - 400	10-yr. fixed	Swap	6.91% - 7.91%
*Bank	5 Yr. Rate	5-yr. fixed		6.55% - 8.75%
FHA	223(f)	35 Yr.fixed		5.97% - 6.41%
FHA	221(d)(4)	35 Yr.fixed		6.35% - 6.75%
**Floating	300 - 775	Bridge Floater	LIBOR	8.34% - 13.09%

Commercial - Life Company Rates

TERM/AMORT.	LTV	Spread	Rate
10/25 or 30	50% - 65%	170 - 180	5.99% - 6.09%
10/25 or 30	65% - 75%	175 - 255	6.04% - 6.84%

* 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