



February 12, 2024

	5-yr	7-yr	10-yr	30-day	WSJ	5-yr	7-yr	10-yr	
Treasury	4.12%	4.16%	4.17%	SOFR	5.33%	Prime	8.50%	Swaps	3.86% 3.81% 3.80%

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	145 - 175	5.61% - 5.91%	165 - 182	5.81% - 5.98%	196 - 213	6.12% - 6.29%
10/30	141 - 171	5.58% - 5.88%	161 - 174	5.78% - 5.91%	181 - 194	5.98% - 6.11%
12/30	165 - 195	5.82% - 6.12%	185 - 197	6.02% - 6.14%	205 - 217	6.22% - 6.34%

Fannie Mae SBL under \$6MM

LTV/ DCR TERM/AMORT.	55%/1.55X	65%/1.35X	75%/1.30X
	Rate	Rate	Rate
7/30	6.32% - 6.52%	6.52% - 6.88%	6.83% - 7.03%
10/30	6.29% - 6.44%	6.49% - 6.64%	6.69% - 6.84%
12/30	6.53% - 6.68%	6.73% - 6.88%	6.93% - 7.08%

* 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	5.66% - 5.96%	165 - 195	5.81% - 6.11%	185 - 215	6.01% - 6.31%
10/30	145 - 172	5.62% - 5.89%	160 - 187	5.77% - 6.04%	175 - 202	5.92% - 6.19%
12/30	170 - 197	5.87% - 6.14%	185 - 212	6.02% - 6.29%	200 - 227	6.17% - 6.44%

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	6.59% - 6.84%	6.67% - 6.96%	6.77% - 7.06%
7/30	6.42% - 6.67%	6.50% - 6.75%	6.60% - 6.85%
10/30	6.57% - 6.81%	6.65% - 6.89%	6.75% - 6.99%

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
*CMBS	300 - 400	10-yr. fixed	Swap	6.80% - 7.80%
*Bank	5 Yr. Rate	5-yr. fixed		5.70% - 8.00%
FHA	223(f)	35 Yr.fixed		5.42% - 5.87%
FHA	221(d)(4)	35 Yr.fixed		5.92% - 6.33%
**Floating	400 - 775	Bridge Floater	SOFR	9.33% - 13.08%

Commercial - Life Company Rates

TERM/AMORT.	LTV	Spread	Rate
10/25 or 30	50% - 65%	160 - 180	5.77% - 5.97%
10/25 or 30	65% - 75%	175 - 255	5.92% - 6.72%

* 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:

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