COMMCAP ADVISORS

	5-yr	7-yr	10-yr	30-day		WSJ			5-yr	7-yr	10-yr
May 7, 2024											
Treasury	4.47%	4.46%	4.46%	**SOFR**	5.31%	**Prime**	8.50%	**Swaps**	4.25%	4.16%	4.12%

Fannie Mae over $6MM

LTV/ DCR	55%/1.55X		65%/1.35X		75%/1.25X	
TERM/AMORT.	Spread	Rate	Spread	Rate	Spread	Rate
7/30	131 - 161	5.77% - 6.07%	151 - 168	5.97% - 6.14%	182 - 199	6.28% - 6.45%
10/30	133 - 163	5.79% - 6.09%	153 - 166	5.99% - 6.12%	173 - 186	6.19% - 6.32%
12/30	147 - 177	5.93% - 6.23%	167 - 179	6.13% - 6.25%	187 - 199	6.33% - 6.45%

Fannie Mae SBL under $6MM

LTV/ DCR	55%/1.55X	65%/1.35X	75%/1.30X
TERM/AMORT.	Rate	Rate	Rate
7/30	6.48% - 6.68%	6.68% - 7.08%	6.88% - 7.08%
10/30	6.50% - 6.65%	6.70% - 6.85%	6.90% - 7.05%
12/30	6.64% - 6.79%	6.84% - 6.99%	7.04% - 7.19%

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

Freddie Mac

LTV/ DCR	55%/1.55X		65%/1.35X		75%/1.25X	
TERM/AMORT.	Spread	Rate	Spread	Rate	Spread	Rate
7/30	135 - 165	5.81% - 6.11%	150 - 180	5.96% - 6.26%	170 - 200	6.16% - 6.46%
10/30	140 - 167	5.86% - 6.13%	155 - 182	6.01% - 6.28%	170 - 197	6.16% - 6.43%
12/30	150 - 177	5.96% - 6.23%	165 - 192	6.11% - 6.38%	180 - 207	6.26% - 6.53%

Freddie Mac SBL Western Region (Standard/Small market)

LTV/ DCR	55%/1.55X	65%/1.35X	75%/1.30X
TERM/AMORT.	Rate	Rate	Rate
5/30	6.84% - 7.09%	6.92% - 7.16%	7.02% - 7.26%
7/30	6.62% - 6.87%	6.70% - 6.95%	6.80% - 7.05%
10/30	6.72% - 6.97%	6.80% - 7.05%	6.90% - 7.15%

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
*CMBS	300 - 400	10-yr. fixed	Swap	7.12% - 8.12%
*Bank	5 Yr. Rate	5-yr. fixed		6.00% - 8.00%
FHA	223(f)	35 Yr.fixed		5.83% - 6.30%
FHA	221(d)(4)	35 Yr.fixed		6.29% - 6.76%
**Floating	300 - 775	Bridge Floater	SOFR	8.31% - 13.06%

Commercial - Life Company Rates

TERM/AMORT.	LTV		Spread	Rate
10/25 or 30	50% -	65%	160 - 180	6.06% - 6.26%
10/25 or 30	65% -	75%	175 - 255	6.21% - 7.01%

* LTV based on lender underwritten value

*Rates mary 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