



June 10, 2024

	5-yr	7-yr	10-yr		30-day		WSJ		5-yr	7-yr	10-yr			
Treasury	4.48%	4.48%	4.47%		SOFR	5.33%		Prime	8.50%		Swaps	4.21%	4.11%	4.05%

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	130 - 160	5.78% - 6.08%	150 - 167	5.98% - 6.15%	181 - 198	6.29% - 6.46%
10/30	129 - 159	5.76% - 6.06%	149 - 162	5.96% - 6.09%	169 - 182	6.16% - 6.29%
12/30	148 - 178	5.95% - 6.25%	168 - 180	6.15% - 6.27%	188 - 200	6.35% - 6.47%

Fannie Mae SBL under \$6MM

LTV/ DCR TERM/AMORT.	55%/1.55X	65%/1.35X	75%/1.30X
	Rate	Rate	Rate
7/30	6.49% - 6.69%	6.69% - 6.84%	6.89% - 7.09%
10/30	6.47% - 6.62%	6.67% - 6.82%	6.87% - 7.02%
12/30	6.66% - 6.81%	6.86% - 7.01%	7.06% - 7.21%

* 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	135 - 165	5.83% - 6.13%	150 - 180	5.98% - 6.28%	170 - 200	6.18% - 6.48%
10/30	135 - 162	5.82% - 6.09%	150 - 177	5.97% - 6.24%	165 - 192	6.12% - 6.39%
12/30	155 - 182	6.02% - 6.29%	170 - 197	6.17% - 6.44%	185 - 212	6.32% - 6.59%

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% - 6.92%	6.77% - 7.02%
7/30	6.37% - 6.62%	6.45% - 6.70%	6.55% - 6.80%
10/30	6.42% - 6.68%	6.50% - 6.76%	6.60% - 6.86%

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
*CMBS	300 - 400	10-yr. fixed	Swap	7.05% - 8.05%
*Bank	5 Yr. Rate	5-yr. fixed		6.00% - 8.00%
FHA	223(f)	35 Yr.fixed		5.70% - 6.20%
FHA	221(d)(4)	35 Yr.fixed		6.14% - 6.63%
**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	6.07% - 6.27%
10/25 or 30	65% - 75%	175 - 255	6.22% - 7.02%

* 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