COMMCAP ADVISORS

	5-yr	7-yr	10-yr	30-day		WSJ		5-yr	7-yr	10-yr
Treasury	3.55%	3.63%	3.78%	**SOFR**	4.96%	**Prime**	8.00%	**Swaps** 3.25%	3.26%	3.32%

October 2, 2024

Fannie Mae over $6MM

LTV/ DCR TERM/AMORT.	55%/1.55X Spread	Rate	65%/1.35X Spread	Rate	75%/1.25X Spread	Rate
7/30	117 - 147	4.80% - 5.10%	137 - 154	5.00% - 5.17%	168 - 185	5.31% - 5.48%
10/30	112 - 142	4.90% - 5.20%	132 - 145	5.10% - 5.23%	152 - 165	5.30% - 5.43%
12/30	120 - 150	4.98% - 5.28%	140 - 152	5.18% - 5.30%	160 - 172	5.38% - 5.50%

Fannie Mae SBL under $6MM

LTV/ DCR TERM/AMORT.	55%/1.55X Rate	65%/1.35X Rate	75%/1.30X Rate
7/30	5.56% - 5.76%	5.76% - 6.42%	5.96% - 6.16%
10/30	5.66% - 5.81%	5.86% - 6.01%	6.06% - 6.21%
12/30	5.74% - 5.89%	5.94% - 6.09%	6.14% - 6.29%

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

Freddie Mac

LTV/ DCR TERM/AMORT.	55%/1.55X Spread	Rate	65%/1.35X Spread	Rate	75%/1.25X Spread	Rate
7/30	120 - 150	4.83% - 5.13%	135 - 165	4.98% - 5.28%	155 - 185	5.18% - 5.48%
10/30	115 - 142	4.93% - 5.20%	130 - 157	5.08% - 5.35%	145 - 172	5.23% - 5.50%
12/30	125 - 152	5.03% - 5.30%	140 - 167	5.18% - 5.45%	155 - 182	5.33% - 5.60%

Freddie Mac SBL Western Region (Standard/Small market)

LTV/ DCR TERM/AMORT.	55%/1.55X Rate	65%/1.35X Rate	75%/1.30X Rate
5/30	6.09% - 6.34%	6.17% - 6.50%	6.27% - 6.60%
7/30	5.87% - 6.12%	5.95% - 6.20%	6.05% - 6.30%
10/30	5.92% - 6.02%	6.00% - 6.10%	6.10% - 6.20%

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
*CMBS	300 - 400	10-yr. fixed	Swap	6.78% - 7.78%
*Bank	5 Yr. Rate	5-yr. fixed		5.50% - 8.00%
FHA	223(f)	35 Yr.fixed		5.04% - 5.54%
FHA	221(d)(4)	35 Yr.fixed		5.47% - 5.99%
**Floating	350 - 775	Bridge Floater	LIBOR	8.46% - 12.71%

*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

Commercial - Life Company Rates

TERM/AMORT.	LTV		Spread	Rate
10/25 or 30	50% -	65%	160 - 180	5.38% - 5.58%
10/25 or 30	65% -	75%	175 - 255	5.53% - 6.33%

* LTV based on lender underwritten value

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