



February 7, 2019

	5-yr	7-yr	10-yr	30-day	WSJ	5-yr	7-yr	10-yr
Treasury	2.46%	2.56%	2.65%	LIBOR 2.50%	Prime 5.50%	Swaps 2.56%	2.60%	2.69%

Fannie Mae

LTV/ DCR TERM/AMORT.	75%/1.25X		65%/1.35X		55%/1.55X	
	Spread	Rate	Spread	Rate	Spread	Rate
5/30	215 - 240	4.61% - 4.86%	200 - 220	4.46% - 4.66%	180 - 200	4.26% - 4.46%
7/30	200 - 220	4.56% - 4.76%	185 - 205	4.41% - 4.61%	160 - 185	4.16% - 4.41%
10/30	196 - 218	4.61% - 4.83%	178 - 205	4.43% - 4.70%	160 - 185	4.25% - 4.50%
12/30	217 - 229	4.82% - 4.94%	198 - 215	4.63% - 4.80%	178 - 195	4.43% - 4.60%

Fannie Mae SBL 5-50 units (min. loan \$1MM)

LTV/ DCR TERM/AMORT.	75%/1.25X	65%/1.35X	55%/1.55X
	Rate	Rate	Rate
5/30	5.05% - 5.19%	4.82% - 4.96%	4.57% - 4.71%
7/30	5.07% - 5.18%	4.84% - 4.95%	4.59% - 4.70%
10/30	5.19% - 5.27%	4.96% - 5.04%	4.71% - 4.79%

* Based on YM Prepay

Freddie Mac

LTV/ DCR TERM/AMORT.	75%/1.25X		65%/1.35X		55%/1.55X	
	Spread	Rate	Spread	Rate	Spread	Rate
5/30	220 - 244	4.66% - 4.90%	229 - 238	4.75% - 4.84%	210 - 218	4.56% - 4.64%
7/30	210 - 224	4.66% - 4.80%	200 - 210	4.56% - 4.66%	180 - 190	4.36% - 4.46%
10/30	212 - 225	4.77% - 4.90%	195 - 210	4.60% - 4.75%	180 - 190	4.45% - 4.55%

Freddie Mac SBL \$1-\$6MM with 75 units or less

LTV/ DCR TERM/AMORT.	75%/1.30X	65%/1.35X	55%/1.55X
	Rate	Rate	Rate
5/30	5.15% - 5.40%	5.31% - 5.40%	5.19% - 5.35%
7/30	5.12% - 5.36%	5.00% - 5.31%	4.88% - 5.24%
10/30	5.21% - 5.45%	5.14% - 5.45%	5.02% - 5.38%

* Based on the market size

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
Life Company	155 - 205	10-yr. fixed	Treasury	4.20% - 4.70%
CMBS	180 - 225	10-yr. fixed	Swap	4.49% - 4.94%
*Bank	5 Yr. Rate	5-yr. fixed		4.75% - 5.75%
Floating	300 - 550	Bridge Floater	LIBOR	5.50% - 8.00%

*Rates may vary depending on a banking relationship

* Longer terms are available through Fannie Mae, Freddie Mac and Life Companies

FOR MORE INFORMATION CONTACT:

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