



April 10, 2019

	5-yr	7-yr	10-yr	30-day f	WSJ	5-yr	7-yr	10-yr
Treasury	2.28%	2.37%	2.47%	LIBOR 2.48%	Prime 5.50%	Swaps 2.31%	2.36%	2.46%

Fannie Mae

LTV/ DCR TERM/AMORT.	75%/1.25X		65%/1.35X		55%/1.55X	
	Spread	Rate	Spread	Rate	Spread	Rate
5/30	219 - 240	4.47% - 4.68%	199 - 220	4.27% - 4.48%	180 - 205	4.08% - 4.33%
7/30	197 - 217	4.34% - 4.54%	177 - 197	4.14% - 4.34%	160 - 185	3.97% - 4.22%
10/30	189 - 215	4.36% - 4.62%	168 - 198	4.15% - 4.45%	160 - 185	4.07% - 4.32%
12/30	209 - 230	4.56% - 4.77%	189 - 210	4.36% - 4.57%	178 - 195	4.25% - 4.42%

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
7/30	4.59% - 5.08%	4.36% - 4.85%	4.11% - 4.60%
10/30	4.67% - 5.02%	5.44% - 4.89%	4.19% - 4.64%
15/30	4.73% - 5.22%	4.50% - 4.99%	4.25% - 4.75%

* 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 - 230	4.48% - 4.58%	210 - 215	4.38% - 4.43%	195 - 200	4.23% - 4.28%
7/30	185 - 195	4.22% - 4.32%	170 - 175	4.07% - 4.12%	155 - 160	3.92% - 3.97%
10/30	200 - 205	4.47% - 4.52%	180 - 190	4.27% - 4.37%	160 - 165	4.07% - 4.12%

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	4.81% - 5.05%	4.69% - 5.05%	4.57% - 4.93%
7/30	4.77% - 5.01%	4.65% - 5.01%	4.62% - 4.98%
10/30	4.91% - 5.15%	4.79% - 5.15%	4.67% - 5.05%

* Based on the market size

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
Life Company	150 - 205	10-yr. fixed	Treasury	3.97% - 4.52%
*CMBS	190 - 220	10-yr. fixed	Swap	4.36% - 4.66%
*Bank	5 Yr. Rate	5-yr. fixed		4.75% - 5.75%
Floating	350 - 500	Bridge Floater	LIBOR	5.98% - 7.48%

*Rates may vary depending on a banking relationship

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

* Conduit pricing with Mezz available spread is between 260-280

FOR MORE INFORMATION CONTACT:

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