



May 7, 2019									
	5-yr	7-yr	10-yr	30-day f	WSJ	5-yr	7-yr	10-yr	
Treasury	2.25%	2.35%	2.45%	LIBOR	2.48%	Prime	5.50%	Swaps	2.30% 2.35% 2.44%

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	4.44% - 4.65%	199 - 220	4.24% - 4.45%	180 - 205	4.05% - 4.30%
7/30	197 - 217	4.32% - 4.52%	177 - 197	4.12% - 4.32%	160 - 185	3.95% - 4.20%
10/30	189 - 215	4.34% - 4.60%	168 - 198	4.13% - 4.43%	160 - 185	4.05% - 4.30%
12/30	209 - 230	4.54% - 4.75%	189 - 210	4.34% - 4.55%	178 - 195	4.23% - 4.40%

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	4.45% - 4.55%	210 - 215	4.35% - 4.40%	195 - 200	4.20% - 4.25%
7/30	185 - 195	4.20% - 4.30%	170 - 175	4.05% - 4.10%	155 - 160	3.90% - 3.95%
10/30	200 - 205	4.45% - 4.50%	180 - 190	4.25% - 4.35%	160 - 165	4.05% - 4.10%

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	3.95% - 4.50%
*CMBS	180 - 220	10-yr. fixed	Swap	4.24% - 4.64%
*Bank	5 Yr. Rate	5-yr. fixed		5.25% - 6.00%
Floating	400 - 600	Bridge Floater	LIBOR	6.48% - 8.48%

*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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