



June 4, 2019

	5-yr	7-yr	10-yr	30-day f	WSJ	5-yr	7-yr	10-yr
Treasury	1.88%	2.00%	2.11%	LIBOR 2.43%	Prime 5.50%	Swaps 1.92%	1.99%	2.11%

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	4.07% - 4.28%	199 - 220	3.87% - 4.08%	180 - 195	3.68% - 3.83%
7/30	197 - 225	3.97% - 4.25%	177 - 197	3.77% - 3.97%	160 - 185	3.60% - 3.85%
10/30	189 - 215	4.00% - 4.26%	168 - 190	3.79% - 4.01%	158 - 163	3.69% - 3.74%
12/30	209 - 230	4.20% - 4.41%	185 - 195	3.96% - 4.06%	160 - 180	3.71% - 3.91%

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	4.22% - 4.71%	3.99% - 4.48%	3.74% - 4.23%
10/30	4.31% - 4.66%	3.81% - 3.83%	3.83% - 4.28%
15/30	4.37% - 4.86%	4.14% - 4.63%	3.89% - 4.39%

* 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	205 - 220	3.93% - 4.08%	170 - 185	3.58% - 3.73%	160 - 170	3.48% - 3.58%
7/30	185 - 195	3.85% - 3.95%	165 - 175	3.65% - 3.75%	150 - 160	3.50% - 3.60%
10/30	175 - 195	3.86% - 4.06%	165 - 175	3.76% - 3.86%	150 - 160	3.61% - 3.71%

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	4.41% - 4.65%	4.29% - 4.65%	4.17% - 4.53%
7/30	4.40% - 4.64%	4.28% - 4.64%	4.25% - 4.61%
10/30	4.55% - 4.79%	4.43% - 4.79%	4.31% - 4.69%

* Based on the market size

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
Life Company	155 - 200	10-yr. fixed	Treasury	3.66% - 4.11%
*CMBS	185 - 225	10-yr. fixed	Swap	3.96% - 4.36%
*Bank	5 Yr. Rate	5-yr. fixed		4.75% - 5.75%
Floating	350 - 500	Bridge Floater	LIBOR	5.93% - 7.43%

*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 270-290

FOR MORE INFORMATION CONTACT:

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