



July 8, 2019

	5-yr	7-yr	10-yr	30-day f	WSJ	5-yr	7-yr	10-yr
<b>Treasury</b>	1.85%	1.94%	2.04%	<b>LIBOR</b> 2.38%	<b>Prime</b> 5.50%	<b>Swaps</b> 1.81%	1.87%	1.98%

**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	4.04% - 4.25%	198 - 220	3.83% - 4.05%	178 - 191	3.63% - 3.76%
7/30	196 - 221	3.90% - 4.15%	177 - 196	3.71% - 3.90%	160 - 175	3.54% - 3.69%
10/30	183 - 208	3.87% - 4.12%	165 - 180	3.69% - 3.84%	149 - 163	3.53% - 3.67%
12/30	197 - 224	4.01% - 4.28%	177 - 187	3.81% - 3.91%	160 - 165	3.64% - 3.69%

**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	4.16% - 4.65%	3.93% - 4.42%	3.71% - 4.18%
10/30	4.25% - 4.60%	4.02% - 4.11%	3.76% - 4.21%
15/30	4.30% - 4.79%	4.06% - 4.52%	3.82% - 4.32%

\* 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 - 210	3.90% - 3.95%	175 - 185	3.60% - 3.70%	160 - 167	3.45% - 3.52%
7/30	190 - 195	3.84% - 3.89%	170 - 175	3.64% - 3.69%	155 - 160	3.49% - 3.54%
10/30	185 - 195	3.89% - 3.99%	170 - 175	3.74% - 3.79%	155 - 160	3.59% - 3.64%

**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	4.36% - 4.77%	4.24% - 4.54%	4.16% - 4.42%
7/30	4.27% - 4.62%	4.15% - 4.54%	4.07% - 4.42%
10/30	4.26% - 4.65%	4.14% - 4.57%	4.06% - 4.45%

\* Based on the market size

**Commercial Mortgage Rates**

	Spread	Loan Type	Index	Rate
Life Company	160 - 200	10-yr. fixed	Treasury	3.64% - 4.04%
*CMBS	185 - 225	10-yr. fixed	Swap	3.83% - 4.23%
*Bank	5 Yr. Rate	5-yr. fixed		4.50% - 5.75%
Floating	375 - 500	Bridge Floater	LIBOR	6.13% - 7.38%

\*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:

Shelly Dunbar | O: 775.345.3659 | sdunbar@commcapnv.com

Adam Gregory | O: 702.792.7560 | agregory@commcapnv.com