



September 24, 2019

	5-yr	7-yr	10-yr	30-day f	WSJ	5-yr	7-yr	10-yr
Treasury	1.52%	1.59%	1.65%	LIBOR 2.06%	Prime 5.00%	Swaps 1.46%	1.47%	1.52%

Fannie Mae

LTV/ DCR TERM/AMORT.	75%/1.25X		65%/1.35X		55%/1.55X	
	Spread	Rate	Spread	Rate	Spread	Rate
5/30	288 - 298	4.40% - 4.50%	271 - 281	4.23% - 4.33%	258 - 268	4.10% - 4.20%
7/30	261 - 271	4.20% - 4.30%	248 - 258	4.07% - 4.17%	225 - 240	3.84% - 3.99%
10/30	241 - 258	4.06% - 4.23%	235 - 245	4.00% - 4.10%	215 - 226	3.80% - 3.91%
12/30	262 - 272	4.27% - 4.37%	255 - 265	4.20% - 4.30%	226 - 240	3.91% - 4.05%

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	3.81% - 4.30%	3.58% - 4.07%	3.71% - 4.18%
10/30	4.25% - 4.60%	4.15% - 4.20%	3.48% - 4.02%
15/30	3.91% - 4.40%	4.06% - 4.52%	3.51% - 4.07%

* 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	245 - 50	3.97% - 2.02%	215 - 220	3.67% - 3.72%	200 - 210	3.52% - 3.62%
7/30	230 - 235	3.89% - 3.94%	210 - 215	3.69% - 3.74%	200 - 205	3.59% - 3.64%
10/30	225 - 230	3.90% - 3.95%	210 - 215	3.75% - 3.80%	200 - 205	3.65% - 3.70%

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	155 - 220	10-yr. fixed	Treasury	3.20% - 3.85%
*CMBS	185 - 225	10-yr. fixed	Swap	3.37% - 3.77%
*Bank	5 Yr. Rate	5-yr. fixed		4.25% - 5.75%
Floating	350 - 550	Bridge Floater	LIBOR	5.56% - 7.56%

*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 265-285

FOR MORE INFORMATION CONTACT:

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

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