



November 18, 2019

	5-yr	7-yr	10-yr	30-day f	WSJ	5-yr	7-yr	10-yr
<b>Treasury</b>	1.64%	1.73%	1.81%	<b>LIBOR</b> 1.76%	<b>Prime</b> 4.75%	<b>Swaps</b> 1.58%	1.62%	1.70%

### Fannie Mae

LTV/ DCR TERM/AMORT.	75%/1.25X		65%/1.35X		55%/1.55X	
	Spread	Rate	Spread	Rate	Spread	Rate
5/30	240 - 260	4.04% - 4.24%	225 - 235	3.89% - 3.99%	205 - 215	3.69% - 3.79%
7/30	212 - 221	3.85% - 3.94%	196 - 206	3.69% - 3.79%	176 - 186	3.49% - 3.59%
10/30	201 - 211	3.82% - 3.92%	186 - 196	3.67% - 3.77%	166 - 176	3.47% - 3.57%
12/30	214 - 224	3.95% - 4.05%	199 - 209	3.80% - 3.90%	179 - 189	3.60% - 3.70%

### 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
5/30	5.21% - 5.41%	4.98% - 5.18%	4.76% - 4.96%
7/30	4.96% - 5.19%	4.73% - 4.96%	4.51% - 4.74%
10/30	4.91% - 5.19%	4.68% - 4.96%	4.46% - 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	235 - 240	3.99% - 4.04%	207 - 210	3.71% - 3.74%	190 - 195	3.54% - 3.59%
7/30	230 - 235	4.03% - 4.08%	200 - 205	3.73% - 3.78%	185 - 190	3.58% - 3.63%
10/30	215 - 225	3.96% - 4.06%	200 - 205	3.81% - 3.86%	185 - 195	3.66% - 3.76%

### 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	3.69% - 4.08%	4.24% - 4.54%	4.16% - 4.42%
7/30	3.58% - 4.07%	4.15% - 4.54%	4.07% - 4.42%
10/30	3.69% - 4.18%	4.14% - 4.57%	4.06% - 4.45%

\* Based on the market size

### Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
Life Company	160 - 220	10-yr. fixed	Treasury	3.41% - 4.01%
*CMBS	190 - 225	10-yr. fixed	Swap	3.60% - 3.95%
*Bank	5 Yr. Rate	5-yr. fixed		4.25% - 5.75%
Floating	350 - 550	Bridge Floater	LIBOR	5.26% - 7.26%

\*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:

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