



January 23 2020

	5-yr	7-yr	10-yr	30-day f	WSJ	5-yr	7-yr	10-yr
Treasury	1.43%	1.52%	1.60%	LIBOR 1.66%	Prime 4.75%	Swaps 1.44%	1.48%	1.56%

Fannie Mae

LTV/ DCR TERM/AMORT.	75%/1.25X		65%/1.35X		55%/1.55X	
	Spread	Rate	Spread	Rate	Spread	Rate
5/30	207 - 237	3.50% - 3.80%	192 - 222	3.35% - 3.65%	173 - 202	3.16% - 3.45%
7/30	179 - 215	3.31% - 3.67%	164 - 194	3.16% - 3.46%	145 - 175	2.97% - 3.27%
10/30	175 - 201	3.35% - 3.61%	156 - 186	3.16% - 3.46%	136 - 167	2.96% - 3.27%
12/30	187 - 215	3.47% - 3.75%	170 - 205	3.30% - 3.65%	155 - 180	3.15% - 3.40%

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
5/30	4.05% - 4.71%	4.00% - 4.66%	3.90% - 4.56%
7/30	3.92% - 4.44%	3.87% - 4.39%	3.77% - 4.29%
10/30	3.69% - 4.30%	3.64% - 4.25%	4.63% - 4.15%

* 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	225 - 240	3.68% - 3.83%	195 - 210	3.38% - 3.53%	180 - 200	3.23% - 3.43%
7/30	210 - 225	3.62% - 3.77%	190 - 205	3.42% - 3.57%	175 - 190	3.27% - 3.42%
10/30	205 - 220	3.65% - 3.80%	190 - 205	3.50% - 3.65%	180 - 195	3.40% - 3.55%

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	4.06% - 4.41%	3.98% - 4.24%	3.86% - 4.06%
7/30	3.96% - 4.26%	3.88% - 4.18%	3.76% - 4.06%
10/30	4.00% - 4.29%	3.97% - 4.21%	3.80% - 4.09%

* Based on the market size

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
Life Company	160 - 220	10-yr. fixed	Treasury	3.20% - 3.80%
*CMBS	190 - 230	10-yr. fixed	Swap	3.46% - 3.86%
*Bank	5 Yr. Rate	5-yr. fixed		4.25% - 5.75%
Floating	350 - 700	Bridge Floater	LIBOR	5.16% - 8.66%

*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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