



March 6, 2020									
	5-yr	7-yr	10-yr	30-day f	WSJ	5-yr	7-yr	10-yr	
Treasury	0.62%	0.72%	0.77%	LIBOR	1.38%	Prime	4.75%	Swaps	0.66% 0.72% 0.79%

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	2.69% - 2.99%	192 - 222	2.54% - 2.84%	173 - 202	2.35% - 2.64%
7/30	179 - 215	2.51% - 2.87%	164 - 194	2.36% - 2.66%	145 - 175	2.17% - 2.47%
10/30	175 - 201	2.52% - 2.78%	156 - 186	2.33% - 2.63%	136 - 167	2.13% - 2.44%
12/30	187 - 215	2.64% - 2.92%	170 - 205	2.47% - 2.82%	155 - 180	2.32% - 2.57%

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	3.71% - 4.01%	3.64% - 3.86%	3.44% - 3.66%
7/30	3.59% - 3.81%	3.44% - 3.66%	3.24% - 3.46%
10/30	3.54% - 3.76%	3.39% - 3.61%	3.19% - 3.41%

* 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	2.87% - 3.02%	195 - 210	2.57% - 2.72%	180 - 200	2.42% - 2.62%
7/30	210 - 225	2.82% - 2.97%	190 - 205	2.62% - 2.77%	175 - 190	2.47% - 2.62%
10/30	205 - 220	2.82% - 2.97%	190 - 205	2.67% - 2.82%	180 - 195	2.57% - 2.72%

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	3.86% - 3.92%	3.62% - 3.72%	3.54% - 3.64%
7/30	3.70% - 3.80%	3.62% - 3.72%	3.54% - 3.64%
10/30	3.66% - 3.89%	3.54% - 3.79%	3.46% - 3.71%

* Based on the market size

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
*Life Company	160 - 220	10-yr. fixed	Treasury	2.37% - 2.97%
*CMBS	180 - 225	10-yr. fixed	Swap	2.59% - 3.04%
*Bank	5 Yr. Rate	5-yr. fixed		4.00% - 5.50%
Floating	350 - 700	Bridge Floater	LIBOR	4.88% - mat

*Life Cos are adding floor rates as we see the Treasury Yields decline drastically

*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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