



February 2, 2026

	5-yr	7-yr	10-yr	30-day	WSJ	5-yr	7-yr	10-yr
Treasury	3.84%	4.05%	4.28%	SOFR 3.67%	Prime 6.75%	Swaps 3.54%	3.68%	3.86%

Fannie Mae over \$6MM

LTV/ DCR TERM/AMORT.	55%/1.55X		65%/1.35X		75%/1.25X	
	Spread	Rate	Spread	Rate	Spread	Rate
7/30	88 - 118	4.93% - 5.23%	108 - 125	5.13% - 5.30%	139 - 156	5.44% - 5.61%
10/30	80 - 110	5.08% - 5.38%	100 - 113	5.28% - 5.41%	120 - 133	5.48% - 5.61%
12/30	94 - 124	5.22% - 5.52%	114 - 126	5.42% - 5.54%	134 - 146	5.62% - 5.74%

Fannie Mae SBL under \$6MM

LTV/ DCR TERM/AMORT.	55%/1.55X	65%/1.35X	75%/1.30X
	Rate	Rate	Rate
7/30	5.79% - 5.99%	5.99% - 6.75%	6.19% - 6.39%
10/30	5.94% - 6.09%	6.14% - 6.29%	6.34% - 6.49%
12/30	6.08% - 6.23%	6.28% - 6.43%	6.48% - 6.63%

* Based on YM Prepay, add 47 bps for < \$2 million

Freddie Mac

LTV/ DCR TERM/AMORT.	55%/1.55X		65%/1.35X		75%/1.25X	
	Spread	Rate	Spread	Rate	Spread	Rate
7/30	95 - 125	5.00% - 5.30%	110 - 140	5.15% - 5.45%	130 - 160	5.35% - 5.65%
10/30	85 - 112	5.13% - 5.40%	100 - 127	5.28% - 5.55%	115 - 142	5.43% - 5.70%
12/30	100 - 127	5.28% - 5.55%	115 - 142	5.43% - 5.70%	130 - 157	5.58% - 5.85%

Freddie Mac SBL Western Region (Standard/Small market)

LTV/ DCR TERM/AMORT.	55%/1.55X	65%/1.35X	75%/1.30X
	Rate	Rate	Rate
5/30	6.29% - 6.54%	6.37% - 6.83%	6.47% - 6.93%
7/30	6.12% - 6.37%	6.20% - 6.45%	6.30% - 6.55%
10/30	6.17% - 6.19%	6.25% - 6.27%	6.35% - 6.37%

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
*CMBS	215 - 335	10-yr. fixed	UST	6.43% - 7.63%
*Bank	5 Yr. Rate	5-yr. fixed		6.25% - 8.00%
FHA	223(f)	35 Yr.fixed		5.17% - 5.64%
FHA	221(d)(4)	35 Yr.fixed		5.79% - 6.24%
**Floating	350 - 775	Bridge Floater	SOFR	7.17% - 11.42%

*Rates may vary depending on a banking relationship

** Floors are implemented based on 30-day SOFR for bridge loans.

**Larger deals may have the tighter spread options

Commercial - Life Company Rates

TERM/AMORT.	LTV	Spread	Rate
10/25 or 30	50% - 65%	130 - 180	5.58% - 6.08%
10/25 or 30	65% - 75%	175 - 255	6.03% - 6.83%

* LTV based on lender underwritten value

*Lower spread range is typically for larger deal size

FOR MORE INFORMATION CONTACT:
 Shelly Dunbar |O: 775.345.3659 | sdunbar@commcapnv.com
 Adam Gregory |O: 702.792.7560 | agregory@commcapnv.com