COMMCAP ADVISORS

| May 1, 2026 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 5-yr | 7-yr | 10-yr | | 30-day | | WSJ | | 5-yr | 7-yr | 10-yr |
| Treasury | 4.01% | 4.20% | 4.39% | SOFR | 3.65% | Prime | 6.75% | Swaps | 3.75% | 3.83% | 3.96% |

## Fannie Mae over $6MM

| LTV/ DCR | 55%/1.55X | | 65%/1.35X | | 75%/1.25X | |
|---|---|---|---|---|---|---|
| TERM/AMORT. | Spread | Rate | Spread | Rate | Spread | Rate |
| 7/30 | 90 - 120 | 5.10% - 5.40% | 110 - 127 | 5.30% - 5.47% | 141 - 158 | 5.61% - 5.78% |
| 10/30 | 85 - 115 | 5.24% - 5.54% | 105 - 118 | 5.44% - 5.57% | 125 - 138 | 5.64% - 5.77% |
| 12/30 | 100 - 130 | 5.39% - 5.69% | 120 - 132 | 5.59% - 5.71% | 140 - 152 | 5.79% - 5.91% |

## Fannie Mae SBL under $6MM

| LTV/ DCR | 55%/1.55X | 65%/1.35X | 75%/1.30X |
|---|---|---|---|
| TERM/AMORT. | Rate | Rate | Rate |
| 7/30 | 6.06% - 6.26% | 6.26% - 7.03% | 6.46% - 6.66% |
| 10/30 | 6.20% - 6.35% | 6.40% - 6.55% | 6.60% - 6.75% |
| 12/30 | 6.35% - 6.50% | 6.55% - 6.70% | 6.75% - 6.90% |

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

## Freddie Mac

| LTV/ DCR | 55%/1.55X | | 65%/1.35X | | 75%/1.25X | |
|---|---|---|---|---|---|---|
| TERM/AMORT. | Spread | Rate | Spread | Rate | Spread | Rate |
| 7/30 | 95 - 125 | 5.15% - 5.45% | 110 - 140 | 5.30% - 5.60% | 130 - 160 | 5.50% - 5.80% |
| 10/30 | 90 - 117 | 5.29% - 5.56% | 105 - 132 | 5.44% - 5.71% | 120 - 147 | 5.59% - 5.86% |
| 12/30 | 105 - 132 | 5.44% - 5.71% | 120 - 147 | 5.59% - 5.86% | 135 - 162 | 5.74% - 6.01% |

## Freddie Mac SBL Western Region (Standard/Small market)

| LTV/ DCR | 55%/1.55X | 65%/1.35X | 75%/1.30X |
|---|---|---|---|
| TERM/AMORT. | Rate | Rate | Rate |
| 5/30 | 6.59% - 6.84% | 6.73% - 7.17% | 6.87% - 7.31% |
| 7/30 | 6.42% - 6.67% | 6.56% - 6.81% | 6.70% - 6.95% |
| 10/30 | 6.47% - 6.53% | 6.61% - 6.67% | 6.75% - 6.81% |

## Commercial Mortgage Rates

| | Spread | Loan Type | Index | Rate |
|---|---|---|---|---|
| *CMBS | 180 - 375 | 10-yr. fixed | UST | 6.19% - 8.14% |
| *Bank | 5 Yr. Rate | 5-yr. fixed | | 6.00% - 8.00% |
| FHA | 223(f) | 35 Yr.fixed | | 5.39% - 5.86% |
| FHA | 221(d)(4) | 35 Yr.fixed | | 6.00% - 6.48% |
| **Floating | 350 - 775 | Bridge Floater | SOFR | 7.15% - 11.40% |

*Rates mary 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 | 5.69% - 6.19% |
| 10/25 or 30 | 65% - 75% | 175 - 255 | 6.14% - 6.94% |

* 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