COMMCAP ADVISORS

June 1, 2026										
	5-yr	7-yr	10-yr		30-day		WSJ		5-yr	7-yr	10-yr
Treasury	4.16%	4.30%	4.45%	SOFR	3.59%	Prime	6.75%	Swaps	3.88%	3.94%	4.04%

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	87 - 117	5.17% - 5.47%	107 - 124	5.37% - 5.54%	138 - 155	5.68% - 5.85%
10/30	81 - 111	5.26% - 5.56%	101 - 114	5.46% - 5.59%	121 - 134	5.66% - 5.79%
12/30	94 - 124	5.39% - 5.69%	114 - 126	5.59% - 5.71%	134 - 146	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	6.13% - 6.33%	6.33% - 7.16%	6.53% - 6.73%
10/30	6.22% - 6.37%	6.42% - 6.57%	6.62% - 6.77%
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	90 - 120	5.20% - 5.50%	105 - 135	5.35% - 5.65%	125 - 155	5.55% - 5.85%
10/30	85 - 112	5.30% - 5.57%	100 - 127	5.45% - 5.72%	115 - 142	5.60% - 5.87%
12/30	100 - 127	5.45% - 5.72%	115 - 142	5.60% - 5.87%	130 - 157	5.75% - 6.02%

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	6.77% - 7.02%	6.91% - 7.30%	7.05% - 7.44%
7/30	6.92% - 7.17%	7.06% - 7.31%	7.20% - 7.45%
10/30	6.77% - 6.87%	6.91% - 7.01%	7.05% - 7.15%

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
*CMBS	180 - 375	10-yr. fixed	UST	6.25% - 8.20%
*Bank	5 Yr. Rate	5-yr. fixed		6.25% - 8.00%
FHA	223(f)	35 Yr.fixed		5.49% - 5.97%
FHA	221(d)(4)	35 Yr.fixed		6.10% - 6.61%
**Floating	350 - 775	Bridge Floater	SOFR	7.09% - 11.34%

*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	5.75% - 6.25%
10/25 or 30	65% - 75%	175 - 255	6.20% - 7.00%

* LTV based on lender underwritten value

*Lower spread range is typically for larger deal size

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