COMMCAP ADVISORS

August 3, 2026										
	5-yr	7-yr	10-yr		30-day		WSJ		5-yr	7-yr	10-yr
Treasury	4.38%	4.52%	4.67%	SOFR	3.62%	Prime	6.75%	Swaps	4.10%	4.15%	4.25%

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	89 - 119	5.41% - 5.71%	109 - 126	5.61% - 5.78%	140 - 157	5.92% - 6.09%
10/30	81 - 111	5.48% - 5.78%	101 - 114	5.68% - 5.81%	121 - 134	5.88% - 6.01%
12/30	94 - 124	5.61% - 5.91%	114 - 126	5.81% - 5.93%	134 - 146	6.01% - 6.13%

Fannie Mae SBL under $6MM

LTV/ DCR	55%/1.55X	65%/1.35X	75%/1.30X
TERM/AMORT.	Rate	Rate	Rate
7/30	6.37% - 6.57%	6.57% - 7.16%	6.77% - 6.97%
10/30	6.44% - 6.59%	6.64% - 6.79%	6.84% - 6.99%
12/30	6.57% - 6.72%	6.77% - 6.92%	6.97% - 7.12%

* 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	5.47% - 5.77%	110 - 140	5.62% - 5.92%	130 - 160	5.82% - 6.12%
10/30	85 - 112	5.52% - 5.79%	100 - 127	5.67% - 5.94%	115 - 142	5.82% - 6.09%
12/30	100 - 127	5.67% - 5.94%	115 - 142	5.82% - 6.09%	130 - 157	5.97% - 6.24%

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	185 - 350	10-yr. fixed	UST	6.52% - 8.17%
*Bank	5 Yr. Rate	5-yr. fixed		6.25% - 8.00%
FHA	223(f)	35 Yr.fixed		5.73% - 6.21%
FHA	221(d)(4)	35 Yr.fixed		6.29% - 6.81%
**Floating	350 - 775	Bridge Floater	SOFR	7.12% - 11.37%

*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	5.97% - 6.47%
10/25 or 30	65% - 75%	175 - 255	6.42% - 7.22%

* LTV based on lender underwritten value

*Lower spread range is typically for larger deal size

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