COMMCAP ADVISORS

November 3, 2026									
	5-yr	7-yr	10-yr		30-day		WSJ		5-yr	7-yr	10-yr
Treasury	4.72%	4.81%	4.92%	SOFR	3.90%	Prime	7.00%	Swaps	4.42%	4.45%	4.53%

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	100 - 130	5.81% - 6.11%	120 - 137	6.01% - 6.18%	151 - 168	6.32% - 6.49%
10/30	93 - 123	5.85% - 6.15%	113 - 126	6.05% - 6.18%	133 - 146	6.25% - 6.38%
12/30	102 - 132	5.94% - 6.24%	122 - 134	6.14% - 6.26%	142 - 154	6.34% - 6.46%

Fannie Mae SBL under $6MM

LTV/ DCR	55%/1.55X	65%/1.35X	75%/1.30X
TERM/AMORT.	Rate	Rate	Rate
7/30	6.77% - 6.97%	6.97% - 6.89%	7.17% - 7.37%
10/30	6.81% - 6.96%	7.01% - 7.16%	7.21% - 7.36%
12/30	6.90% - 7.05%	7.10% - 7.25%	7.30% - 7.45%

* 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	105 - 135	5.86% - 6.16%	120 - 150	6.01% - 6.31%	140 - 170	6.21% - 6.51%
10/30	100 - 127	5.92% - 6.19%	115 - 142	6.07% - 6.34%	130 - 157	6.22% - 6.49%
12/30	105 - 132	5.97% - 6.24%	120 - 147	6.12% - 6.39%	135 - 162	6.27% - 6.54%

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	6.55% - 6.80%	6.75% - 7.09%	6.80% - 7.14%
7/30	6.57% - 6.82%	6.77% - 7.02%	6.82% - 7.07%
10/30	6.50% - 6.64%	6.70% - 6.84%	6.75% - 6.89%

Commercial Mortgage Rates

	Spread	Loan Type	Index	Rate
*CMBS	220 - 400	10-yr. fixed	UST	7.12% - 8.92%
*Bank	5 Yr. Rate	5-yr. fixed		6.50% - 8.00%
FHA	223(f)	35 Yr.fixed		6.30% - 6.79%
FHA	221(d)(4)	35 Yr.fixed		6.79% - 7.35%
**Floating	350 - 775	Bridge Floater	SOFR	7.40% - 11.65%

*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
5/25 or 30	50% - 65%	130 - 180	6.02% - 6.52%
5/25 or 30	65% - 75%	175 - 255	6.47% - 7.27%

* LTV based on lender underwritten value

*Lower spread range is typically for larger deal size

*Spreads are tighter for 10-yr. fixed

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