

# CURRENT RATES



**Basis  
Investment  
Group**

**Tuesday, July 22, 2025**

**Basis Investment Group**, a direct and full-service lender, originates diversified CRE loans and investments across the capital stack of stabilized, transitional and development assets nationwide.

## Freddie Mac Conventional<sup>1</sup>

### NATIONAL

Pricing Update as of 07/22/2025

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	145 - 160	5.45% - 5.60%	140 - 155	5.40% - 5.55%	130 - 145	5.30% - 5.45%
7 - Year	138 - 153	5.60% - 5.75%	133 - 148	5.55% - 5.70%	123 - 138	5.45% - 5.60%
10 - Year	120 - 135	5.67% - 5.82%	115 - 130	5.62% - 5.77%	105 - 120	5.52% - 5.67%
12 - Year	130 - 145	5.77% - 5.92%	125 - 140	5.72% - 5.87%	115 - 130	5.62% - 5.77%
15 - Year	135 - 150	5.82% - 5.97%	130 - 145	5.77% - 5.92%	120 - 135	5.67% - 5.82%
7 - Year Floater	195 - 205	6.41% - 6.51%	190 - 200	6.36% - 6.46%	185 - 195	6.31% - 6.41%
10 - Year Floater	205 - 215	6.51% - 6.61%	200 - 210	6.46% - 6.56%	195 - 205	6.41% - 6.51%

<sup>1</sup> Assumes Loan Amount of \$20MM, Standard Defeasance prepayment penalty and no IO

Top end of the grid assumes no units qualify as Mission Driven

\* 75% LTV / 1.25x DSCR is available for ≥5-Year and < 7-Year Term; 80% LTV / 1.25x DSCR is available for ≥ 7-Year Term

## Fannie Mae Conventional<sup>2</sup>

### NATIONAL

Pricing Update as of 07/22/2025

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	134 - 174	5.44% - 5.84%	114 - 154	5.24% - 5.64%	104 - 134	5.14% - 5.44%
7 - Year	127 - 167	5.57% - 5.97%	107 - 147	5.37% - 5.77%	97 - 127	5.27% - 5.57%
10 - Year	123 - 163	5.74% - 6.14%	103 - 143	5.54% - 5.94%	93 - 123	5.44% - 5.74%
12+ Year	134 - 174	5.85% - 6.25%	114 - 154	5.65% - 6.05%	104 - 134	5.55% - 5.85%
7 - Year Floater*	220 - 250	6.53% - 6.83%	201 - 231	6.34% - 6.64%	171 - 201	6.04% - 6.34%
10 - Year Floater*	220 - 250	6.53% - 6.83%	201 - 231	6.34% - 6.64%	171 - 201	6.04% - 6.34%

<sup>2</sup> Fixed Rate; Loan Amount > \$6MM

Assumes Standard Yield Maintenance Prepayment Penalty

Top end of the grid assumes no units qualify as Mission Driven

\* For SARM or Floater Loans, Other requirements may apply

## Freddie Mac Small Balance Loans

### NATIONAL

Pricing Update as of 07/22/2025

Product		Term (yrs)	Top Markets	Standard Markets
Hybrid	5 year	5 fixed, 5 float	6.42% - 7.01%	6.76% - 7.15%
	7 year	7 fixed, 3 float	6.42% - 7.15%	6.55% - 7.00%
	10 year	10 fixed, 10 float	6.43% - 7.09%	6.62% - 7.08%
Fixed	5 year	5 fixed	6.32% - 6.91%	6.66% - 7.05%
	7 year	7 fixed	6.27% - 7.05%	6.40% - 6.90%
	10 year	10 fixed	6.23% - 6.89%	6.32% - 6.78%

### Parameters by Market

### SBL Program Highlights

Min DSCR		Max LTV	• Non-recourse • Partial and full-term interest only available • Multiple step-down prepayment structures • Loans between \$1 - \$7.5 million nationwide • Discounts for affordable housing
Top Mark	1.20x	80%	
Standard	1.25x	80%	
For Small* and Very Small* Markets, call your regional expert			
*75% for acquisitions; 70% for refinance			
Rate Assumptions:		Bottom end of range: Yield Maintenance Prepayment, max DCR, 55% LTV Top end of range: Standard Prepayment, standard interest only, min DCR, 80% LTV Pricing does not reflect transaction-specific affordability discounts	

## Fannie Mae Multifamily Affordable<sup>3</sup>

### NATIONAL

Pricing Update as of 07/22/2025

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	137 - 167	5.26% - 5.56%	127 - 157	5.16% - 5.46%	119 - 149	5.08% - 5.38%
7 - Year	121 - 151	5.32% - 5.62%	111 - 141	5.22% - 5.52%	103 - 133	5.14% - 5.44%
10 - Year	106 - 136	5.42% - 5.72%	96 - 126	5.32% - 5.62%	88 - 118	5.24% - 5.54%
12+ Year	117 - 147	5.53% - 5.83%	107 - 137	5.43% - 5.73%	99 - 129	5.35% - 5.65%

<sup>3</sup> Fixed Rate; Loan Amount > \$6MM

Assumes Standard Yield Maintenance Prepayment Penalty

Current Index Rates	7/22/2025
5-Year Treasury	3.890%
7-Year Treasury	4.108%
10-Year Treasury	4.358%
30-day SOFR Avg	4.349%

Think **BIG** FOR YOUR NEXT  
CRE FINANCING