

CURRENT RATES



Tuesday, October 7, 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 Conventional¹

NATIONAL

Pricing Update as of 10/07/2025

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	145 - 160	5.31% - 5.46%	140 - 155	5.26% - 5.41%	130 - 145	5.16% - 5.31%
7 - Year	138 - 153	5.43% - 5.58%	133 - 148	5.38% - 5.53%	123 - 138	5.28% - 5.43%
10 - Year	120 - 135	5.47% - 5.62%	115 - 130	5.42% - 5.57%	105 - 120	5.32% - 5.47%
12 - Year	130 - 145	5.57% - 5.72%	125 - 140	5.52% - 5.67%	115 - 130	5.42% - 5.57%
15 - Year	135 - 150	5.62% - 5.77%	130 - 145	5.57% - 5.72%	120 - 135	5.47% - 5.62%
7 - Year Floater	195 - 205	6.36% - 6.46%	190 - 200	6.31% - 6.41%	185 - 195	6.26% - 6.36%
10 - Year Floater	205 - 215	6.46% - 6.56%	200 - 210	6.41% - 6.51%	195 - 205	6.36% - 6.46%

¹ 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 Conventional²

NATIONAL

Pricing Update as of 10/07/2025

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	146 - 186	5.18% - 5.58%	111 - 151	4.83% - 5.23%	101 - 131	4.73% - 5.03%
7 - Year	131 - 171	5.22% - 5.62%	106 - 146	4.97% - 5.37%	96 - 126	4.87% - 5.17%
10 - Year	118 - 158	5.31% - 5.71%	98 - 138	5.11% - 5.51%	88 - 118	5.01% - 5.31%
12+ Year	128 - 168	5.41% - 5.81%	108 - 148	5.21% - 5.61%	98 - 128	5.11% - 5.41%
7 - Year Floater*	196 - 226	6.29% - 6.59%	181 - 191	6.14% - 6.24%	166 - 176	5.99% - 6.09%
10 - Year Floater*	192 - 222	6.25% - 6.55%	177 - 187	6.10% - 6.20%	162 - 172	5.95% - 6.05%

² 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 10/07/2025

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
Top Mark 1.20x	80%	• Partial and full-term interest only available
Standard 1.25x	80%	• Multiple step-down prepayment structures
For Small* and Very Small* Markets, call your regional expert		• Loans between \$1 - \$7.5 million nationwide
*75% for acquisitions; 70% for refinance		• Discounts for affordable housing

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 Affordable³

NATIONAL

Pricing Update as of 10/07/2025

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	135 - 165	5.10% - 5.40%	125 - 155	5.00% - 5.30%	117 - 147	4.92% - 5.22%
7 - Year	118 - 148	5.12% - 5.42%	108 - 138	5.02% - 5.32%	100 - 130	4.94% - 5.24%
10 - Year	104 - 134	5.20% - 5.50%	94 - 124	5.10% - 5.40%	86 - 116	5.02% - 5.32%
12+ Year	116 - 146	5.32% - 5.62%	106 - 136	5.22% - 5.52%	98 - 128	5.14% - 5.44%

³ Fixed Rate; Loan Amount > \$6MM

Assumes Standard Yield Maintenance Prepayment Penalty

Current Index Rates	10/7/2025
5-Year Treasury	3.745%
7-Year Treasury	3.941%
10-Year Treasury	4.160%
30-day SOFR Avg	4.300%

Think **BIG** FOR YOUR NEXT CRE FINANCING