

CURRENT RATES



**Basis
Investment
Group**

Tuesday, October 14, 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 10/14/2025

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	145 - 160	5.18% - 5.33%	140 - 155	5.13% - 5.28%	130 - 145	5.03% - 5.18%
7 - Year	138 - 153	5.30% - 5.45%	133 - 148	5.25% - 5.40%	123 - 138	5.15% - 5.30%
10 - Year	120 - 135	5.34% - 5.49%	115 - 130	5.29% - 5.44%	105 - 120	5.19% - 5.34%
12 - Year	130 - 145	5.44% - 5.59%	125 - 140	5.39% - 5.54%	115 - 130	5.29% - 5.44%
15 - Year	135 - 150	5.49% - 5.64%	130 - 145	5.44% - 5.59%	120 - 135	5.34% - 5.49%
7 - Year Floater	195 - 205	6.30% - 6.40%	190 - 200	6.25% - 6.35%	185 - 195	6.20% - 6.30%
10 - Year Floater	205 - 215	6.40% - 6.50%	200 - 210	6.35% - 6.45%	195 - 205	6.30% - 6.40%

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 10/14/2025

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	146 - 186	5.13% - 5.53%	111 - 151	4.78% - 5.18%	101 - 131	4.68% - 4.98%
7 - Year	131 - 171	5.13% - 5.53%	106 - 146	4.88% - 5.28%	96 - 126	4.78% - 5.08%
10 - Year	118 - 158	5.23% - 5.63%	98 - 138	5.03% - 5.43%	88 - 118	4.93% - 5.23%
12+ Year	128 - 168	5.34% - 5.74%	108 - 148	5.14% - 5.54%	98 - 128	5.04% - 5.54%
7 - Year Floater*	196 - 226	6.16% - 6.46%	181 - 191	6.01% - 6.11%	166 - 176	5.86% - 5.96%
10 - Year Floater*	192 - 222	6.13% - 6.43%	177 - 187	5.98% - 6.08%	162 - 172	5.83% - 5.93%

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 10/14/2025

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 Affordable³

NATIONAL

Pricing Update as of 10/14/2025

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	139 - 169	5.01% - 5.31%	129 - 159	4.91% - 5.21%	121 - 151	4.83% - 5.13%
7 - Year	120 - 150	5.01% - 5.31%	110 - 140	4.91% - 5.21%	102 - 132	4.83% - 5.13%
10 - Year	108 - 138	5.11% - 5.41%	98 - 128	5.01% - 5.31%	90 - 120	4.93% - 5.23%
12+ Year	119 - 149	5.22% - 5.52%	109 - 139	5.12% - 5.42%	101 - 131	5.04% - 5.34%

³ Fixed Rate; Loan Amount > \$6MM

Assumes Standard Yield Maintenance Prepayment Penalty

Current Index Rates	10/14/2025
5-Year Treasury	3.620%
7-Year Treasury	3.806%
10-Year Treasury	4.034%
30-day SOFR Avg	4.243%

Think **BIG** FOR YOUR NEXT
CRE FINANCING