

CURRENT RATES



Tuesday, October 28, 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 10/28/2025

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 155	5.14% - 5.29%	135 - 150	5.09% - 5.24%	125 - 140	4.99% - 5.14%
7 - Year	133 - 148	5.24% - 5.39%	128 - 143	5.19% - 5.34%	118 - 133	5.09% - 5.24%
10 - Year	115 - 130	5.26% - 5.41%	110 - 125	5.21% - 5.36%	100 - 115	5.11% - 5.26%
12 - Year	125 - 140	5.36% - 5.51%	120 - 135	5.31% - 5.46%	110 - 125	5.21% - 5.36%
15 - Year	130 - 145	5.41% - 5.56%	125 - 140	5.36% - 5.51%	115 - 130	5.26% - 5.41%
7 - Year Floater	190 - 200	6.20% - 6.30%	185 - 195	6.15% - 6.25%	180 - 190	6.10% - 6.20%
10 - Year Floater	200 - 210	6.30% - 6.40%	195 - 205	6.25% - 6.35%	190 - 200	6.20% - 6.30%

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 10/28/2025

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	146 - 186	5.05% - 5.45%	111 - 151	4.70% - 5.10%	101 - 131	4.60% - 4.90%
7 - Year	131 - 171	5.05% - 5.45%	106 - 146	4.80% - 5.20%	96 - 126	4.70% - 5.00%
10 - Year	118 - 158	5.15% - 5.55%	98 - 138	4.95% - 5.35%	88 - 118	4.85% - 5.15%
12+ Year	128 - 168	5.26% - 5.66%	108 - 148	5.06% - 5.46%	98 - 128	4.96% - 5.26%
7 - Year Floater*	196 - 226	6.10% - 6.40%	181 - 191	5.95% - 6.05%	166 - 176	5.80% - 5.90%
10 - Year Floater*	192 - 222	6.07% - 6.37%	177 - 187	5.92% - 6.02%	162 - 172	5.77% - 5.87%

² Fixed Rate; Loan Amount > \$6MM; assumes 30yr Amortization with no Interest Only periods.

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 10/28/2025

Product		Term (yrs)	Top Markets	Standard Markets
Hybrid	5 year	5 fixed, 5 float	6.32% - 6.91%	6.66% - 7.05%
	7 year	7 fixed, 3 float	6.32% - 7.05%	6.45% - 6.90%
	10 year	10 fixed, 10 float	6.33% - 6.99%	6.52% - 6.98%
Fixed	5 year	5 fixed	6.22% - 6.81%	6.56% - 6.95%
	7 year	7 fixed	6.17% - 6.95%	6.30% - 6.80%
	10 year	10 fixed	6.13% - 6.79%	6.22% - 6.68%

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	
Standard		1.25x	
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 10/28/2025

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 170	5.03% - 5.33%	130 - 160	4.93% - 5.23%	122 - 152	4.85% - 5.15%
7 - Year	122 - 152	5.02% - 5.32%	112 - 142	4.92% - 5.22%	104 - 134	4.84% - 5.14%
10 - Year	112 - 142	5.12% - 5.42%	102 - 132	5.02% - 5.32%	94 - 124	4.94% - 5.24%
12+ Year	121 - 151	5.21% - 5.51%	111 - 141	5.11% - 5.41%	103 - 133	5.03% - 5.33%

³ Fixed Rate; Loan Amount > \$6MM; assumes 30yr Amortization with no Interest Only periods.

Assumes Standard Yield Maintenance Prepayment Penalty

Current Index Rates	10/28/2025
5-Year Treasury	3.630%
7-Year Treasury	3.796%
10-Year Treasury	3.997%
30-day SOFR Avg	4.187%

Think **BIG** FOR YOUR NEXT CRE FINANCING