

CURRENT RATES



Tuesday, November 18, 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 11/18/2025

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 155	5.08% - 5.23%	135 - 150	5.03% - 5.18%	125 - 140	4.93% - 5.08%
7 - Year	133 - 148	5.19% - 5.34%	128 - 143	5.14% - 5.29%	118 - 133	5.04% - 5.19%
10 - Year	115 - 130	5.38% - 5.40%	110 - 125	5.20% - 5.35%	100 - 115	5.10% - 5.25%
12 - Year	125 - 140	5.35% - 5.50%	120 - 135	5.30% - 5.45%	110 - 125	5.20% - 5.35%
15 - Year	130 - 145	5.40% - 5.55%	125 - 140	5.35% - 5.50%	115 - 130	5.25% - 5.40%
7 - Year Floater	190 - 200	6.04% - 6.14%	185 - 195	5.99% - 6.09%	180 - 190	5.94% - 6.04%
10 - Year Floater	200 - 210	6.14% - 6.24%	195 - 205	6.09% - 6.19%	190 - 200	6.04% - 6.14%

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 11/18/2025

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	152 - 192	5.20% - 5.60%	117 - 157	4.85% - 5.25%	107 - 137	4.75% - 5.05%
7 - Year	136 - 176	5.22% - 5.62%	111 - 151	4.97% - 5.37%	101 - 131	4.87% - 5.17%
10 - Year	124 - 164	5.32% - 5.72%	104 - 144	5.12% - 5.52%	94 - 124	5.02% - 5.32%
12+ Year	134 - 174	5.43% - 5.83%	114 - 154	5.22% - 5.62%	104 - 134	5.12% - 5.42%
7 - Year Floater*	196 - 226	6.10% - 6.40%	181 - 191	5.95% - 6.05%	166 - 176	5.80% - 5.90%
10 - Year Floater*	193 - 223	6.05% - 6.35%	178 - 188	5.90% - 6.00%	163 - 173	5.75% - 5.85%

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 11/18/2025

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	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 11/18/2025

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 170	5.08% - 5.38%	130 - 160	4.98% - 5.28%	122 - 152	4.90% - 5.20%
7 - Year	124 - 154	5.10% - 5.40%	114 - 144	5.00% - 5.30%	106 - 136	4.92% - 5.22%
10 - Year	110 - 140	5.20% - 5.50%	100 - 130	5.10% - 5.40%	92 - 122	5.02% - 5.32%
12+ Year	120 - 150	5.30% - 5.60%	110 - 140	5.20% - 5.50%	102 - 132	5.12% - 5.42%

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

Assumes Standard Yield Maintenance Prepayment Penalty

Current Index Rates	11/18/2025
5-Year Treasury	3.675%
7-Year Treasury	3.860%
10-Year Treasury	4.100%
30-day SOFR Avg	4.136%

Think **BIG** FOR YOUR NEXT CRE FINANCING