

CURRENT RATES



**Basis
Investment
Group**

Tuesday, December 16, 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 12/16/2025

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 155	5.10% - 5.25%	135 - 150	5.05% - 5.20%	125 - 140	4.95% - 5.10%
7 - Year	133 - 148	5.24% - 5.39%	128 - 143	5.19% - 5.34%	118 - 133	5.09% - 5.24%
10 - Year	115 - 130	5.44% - 5.46%	110 - 125	5.26% - 5.41%	100 - 115	5.16% - 5.31%
12 - Year	125 - 140	5.41% - 5.56%	120 - 135	5.36% - 5.51%	110 - 125	5.26% - 5.41%
15 - Year	130 - 145	5.46% - 5.61%	125 - 140	5.41% - 5.56%	115 - 130	5.31% - 5.46%
7 - Year Floater	190 - 200	5.87% - 5.97%	185 - 195	5.82% - 5.92%	180 - 190	5.77% - 5.87%
10 - Year Floater	200 - 210	5.97% - 6.07%	195 - 205	5.92% - 6.03%	190 - 200	5.87% - 5.97%

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 12/16/2025

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	152 - 192	5.22% - 5.62%	117 - 157	4.87% - 5.27%	107 - 137	4.77% - 5.07%
7 - Year	135 - 175	5.26% - 5.66%	110 - 150	5.01% - 5.41%	100 - 130	4.91% - 5.21%
10 - Year	123 - 163	5.39% - 5.79%	103 - 143	5.19% - 5.59%	93 - 123	5.09% - 5.39%
12+ Year	134 - 174	5.43% - 5.83%	114 - 154	5.30% - 5.70%	104 - 134	5.20% - 5.50%
7 - Year Floater*	196 - 226	5.92% - 6.02%	181 - 191	5.77% - 5.87%	166 - 176	5.62% - 5.72%
10 - Year Floater*	193 - 223	5.89% - 5.99%	178 - 188	5.74% - 5.84%	163 - 173	5.59% - 5.69%

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 12/16/2025

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 12/16/2025

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 170	5.10% - 5.40%	130 - 160	5.00% - 5.30%	122 - 152	4.92% - 5.22%
7 - Year	123 - 153	5.14% - 5.44%	113 - 143	5.04% - 5.34%	105 - 135	4.96% - 5.26%
10 - Year	111 - 141	5.27% - 5.57%	101 - 131	5.17% - 5.47%	93 - 123	5.09% - 5.39%
12+ Year	122 - 152	5.38% - 5.68%	112 - 142	5.28% - 5.58%	104 - 134	5.20% - 5.50%

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

Assumes Standard Yield Maintenance Prepayment Penalty

Current Index Rates	12/16/2025
5-Year Treasury	3.702%
7-Year Treasury	3.910%
10-Year Treasury	4.161%
30-day SOFR Avg	3.974%

Think **BIG** FOR YOUR NEXT
CRE FINANCING