

CURRENT RATES



Tuesday, December 30, 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 12/30/2025

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 155	5.09% - 5.24%	135 - 150	5.04% - 5.19%	125 - 140	4.94% - 5.09%
7 - Year	133 - 148	5.23% - 5.38%	128 - 143	5.18% - 5.33%	118 - 133	5.08% - 5.23%
10 - Year	115 - 130	5.41% - 5.43%	110 - 125	5.23% - 5.38%	100 - 115	5.13% - 5.28%
12 - Year	125 - 140	5.38% - 5.53%	120 - 135	5.33% - 5.48%	110 - 125	5.23% - 5.38%
15 - Year	130 - 145	5.43% - 5.58%	125 - 140	5.38% - 5.53%	115 - 130	5.28% - 5.43%
7 - Year Floater	190 - 200	5.74% - 5.84%	185 - 195	5.69% - 5.79%	180 - 190	5.64% - 5.74%
10 - Year Floater	200 - 210	5.84% - 5.94%	195 - 205	5.79% - 5.89%	190 - 200	5.74% - 5.84%

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

Freddie Mac Small Balance Loans

NATIONAL

Pricing Update as of 12/30/2025

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	<ul style="list-style-type: none"> 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 Conventional²

NATIONAL

Pricing Update as of 12/30/2025

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	149 - 189	5.18% - 5.58%	114 - 154	4.83% - 5.23%	104 - 134	4.73% - 5.03%
7 - Year	134 - 174	5.24% - 5.64%	109 - 149	4.99% - 5.39%	99 - 129	4.89% - 5.19%
10 - Year	119 - 159	5.32% - 5.72%	99 - 139	5.12% - 5.52%	89 - 119	5.02% - 5.32%
12+ Year	132 - 172	5.43% - 5.83%	112 - 152	5.25% - 5.65%	102 - 132	5.15% - 5.45%
7 - Year Floater*	194 - 204	5.78% - 5.88%	179 - 189	5.63% - 5.73%	164 - 174	5.48% - 5.58%
10 - Year Floater*	188 - 198	5.72% - 5.82%	173 - 183	5.57% - 5.67%	158 - 168	5.42% - 5.52%

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

Fannie Mae Multifamily Affordable³

NATIONAL

Pricing Update as of 12/30/2025

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	137 - 167	5.06% - 5.36%	127 - 157	4.96% - 5.26%	119 - 149	4.88% - 5.18%
7 - Year	122 - 152	5.12% - 5.42%	112 - 142	5.02% - 5.32%	104 - 134	4.94% - 5.24%
10 - Year	107 - 137	5.20% - 5.50%	97 - 127	5.10% - 5.40%	89 - 119	5.02% - 5.32%
12+ Year	120 - 150	5.33% - 5.63%	110 - 140	5.23% - 5.53%	102 - 132	5.15% - 5.45%

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

Assumes Standard Yield Maintenance Prepayment Penalty

Current Index Rates | 12/30/2025

5-Year Treasury	3.689%
7-Year Treasury	3.902%
10-Year Treasury	4.134%
30-day SOFR Avg	3.843%

Think **BIG** FOR YOUR NEXT CRE FINANCING