

# CURRENT RATES



Tuesday, January 6, 2026

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 Conventional<sup>1</sup>

### NATIONAL

Pricing Update as of 01/06/2026

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 155	5.12% - 5.27%	135 - 150	5.07% - 5.22%	125 - 140	4.97% - 5.12%
7 - Year	133 - 148	5.27% - 5.42%	128 - 143	5.22% - 5.37%	118 - 133	5.12% - 5.27%
10 - Year	115 - 130	5.46% - 5.48%	110 - 125	5.28% - 5.43%	100 - 115	5.18% - 5.33%
12 - Year	125 - 140	5.43% - 5.58%	120 - 135	5.38% - 5.53%	110 - 125	5.28% - 5.43%
15 - Year	130 - 145	5.48% - 5.63%	125 - 140	5.43% - 5.58%	115 - 130	5.33% - 5.48%
7 - Year Floater	190 - 200	5.67% - 5.77%	185 - 195	5.62% - 5.72%	180 - 190	5.57% - 5.67%
10 - Year Floater	200 - 210	5.77% - 5.87%	195 - 205	5.72% - 5.82%	190 - 200	5.67% - 5.77%

## Freddie Mac Small Balance Loans

### NATIONAL

Pricing Update as of 01/06/2026

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"> <li>Non-recourse</li> <li>Partial and full-term interest only available</li> <li>Multiple step-down prepayment structures</li> <li>Loans between \$1 - \$7.5 million nationwide</li> <li>Discounts for affordable housing</li> </ul>		
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 Conventional<sup>2</sup>

### NATIONAL

Pricing Update as of 01/06/2026

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	152 - 192	5.24% - 5.64%	117 - 157	4.89% - 5.29%	107 - 137	4.79% - 5.09%
7 - Year	142 - 182	5.36% - 5.76%	117 - 157	5.11% - 5.51%	107 - 137	5.01% - 5.31%
10 - Year	131 - 171	5.49% - 5.89%	111 - 151	5.29% - 5.69%	101 - 131	5.19% - 5.49%
12+ Year	133 - 173	5.43% - 5.83%	113 - 153	5.31% - 5.71%	103 - 133	5.21% - 5.51%
7 - Year Floater*	202 - 212	5.79% - 5.89%	187 - 197	5.64% - 5.74%	172 - 182	5.49% - 5.59%
10 - Year Floater*	200 - 210	5.77% - 5.87%	185 - 195	5.62% - 5.72%	170 - 180	5.47% - 5.57%

<sup>2</sup> 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 Affordable<sup>3</sup>

### NATIONAL

Pricing Update as of 01/06/2026

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 170	5.12% - 5.42%	130 - 160	5.02% - 5.32%	122 - 152	4.94% - 5.24%
7 - Year	130 - 160	5.24% - 5.54%	120 - 150	5.14% - 5.44%	112 - 142	5.06% - 5.36%
10 - Year	119 - 149	5.37% - 5.67%	109 - 139	5.27% - 5.57%	101 - 131	5.19% - 5.49%
12+ Year	121 - 151	5.39% - 5.69%	111 - 141	5.29% - 5.59%	103 - 133	5.21% - 5.51%

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

Assumes Standard Yield Maintenance Prepayment Penalty

Current Index Rates	1/6/2026
5-Year Treasury	3.722%
7-Year Treasury	3.938%
10-Year Treasury	4.179%
30-day SOFR Avg	3.774%

Think **BIG** FOR YOUR NEXT CRE FINANCING