

CURRENT RATES



**Basis
Investment
Group**

Tuesday, January 13, 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 Conventional¹

NATIONAL

Pricing Update as of 01/13/2026

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 155	5.16% - 5.31%	135 - 150	5.11% - 5.26%	125 - 140	5.01% - 5.16%
7 - Year	133 - 148	5.29% - 5.44%	128 - 143	5.24% - 5.39%	118 - 133	5.14% - 5.29%
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	5.63% - 5.73%	185 - 195	5.58% - 5.68%	180 - 190	5.53% - 5.63%
10 - Year Floater	200 - 210	5.73% - 5.83%	195 - 205	5.68% - 5.78%	190 - 200	5.63% - 5.73%

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 01/13/2026

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 180	5.16% - 5.56%	105 - 145	4.81% - 5.21%	95 - 125	4.71% - 5.01%
7 - Year	122 - 162	5.18% - 5.58%	97 - 137	4.93% - 5.33%	87 - 117	4.83% - 5.13%
10 - Year	111 - 151	5.29% - 5.69%	91 - 131	5.09% - 5.49%	81 - 111	4.99% - 5.29%
12+ Year	125 - 165	5.43% - 5.83%	105 - 145	5.23% - 5.63%	95 - 125	5.13% - 5.43%
7 - Year Floater*	182 - 192	5.55% - 5.65%	167 - 177	5.40% - 5.50%	152 - 162	5.25% - 5.35%
10 - Year Floater*	180 - 190	5.53% - 5.63%	165 - 175	5.38% - 5.48%	150 - 160	5.23% - 5.33%

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 01/13/2026

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	• 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 01/13/2026

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	128 - 158	5.04% - 5.34%	118 - 148	4.94% - 5.24%	110 - 140	4.86% - 5.16%
7 - Year	110 - 140	5.06% - 5.36%	100 - 130	4.96% - 5.26%	92 - 122	4.88% - 5.18%
10 - Year	99 - 129	5.17% - 5.47%	89 - 119	5.07% - 5.37%	81 - 111	4.99% - 5.29%
12+ Year	113 - 143	5.31% - 5.61%	103 - 133	5.21% - 5.51%	95 - 125	5.13% - 5.43%

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

Assumes Standard Yield Maintenance Prepayment Penalty

Current Index Rates	1/13/2026
5-Year Treasury	3.755%
7-Year Treasury	3.956%
10-Year Treasury	4.181%
30-day SOFR Avg	3.728%

Think **BIG** FOR YOUR NEXT
CRE FINANCING