

CURRENT RATES



**Basis
Investment
Group**

Tuesday, January 20, 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 01/20/2026

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 155	5.24% - 5.39%	135 - 150	5.19% - 5.34%	125 - 140	5.09% - 5.24%
7 - Year	133 - 148	5.38% - 5.53%	128 - 143	5.33% - 5.48%	118 - 133	5.23% - 5.38%
10 - Year	115 - 130	5.56% - 5.58%	110 - 125	5.38% - 5.53%	100 - 115	5.28% - 5.43%
12 - Year	125 - 140	5.53% - 5.68%	120 - 135	5.48% - 5.63%	110 - 125	5.38% - 5.53%
15 - Year	130 - 145	5.58% - 5.73%	125 - 140	5.53% - 5.68%	115 - 130	5.43% - 5.58%
7 - Year Floater	190 - 200	5.60% - 5.70%	185 - 195	5.55% - 5.65%	180 - 190	5.50% - 5.60%
10 - Year Floater	200 - 210	5.70% - 5.80%	195 - 205	5.65% - 5.75%	190 - 200	5.60% - 5.70%

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 01/20/2026

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"> 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 01/20/2026

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 180	5.24% - 5.64%	105 - 145	4.89% - 5.29%	95 - 125	4.79% - 5.09%
7 - Year	122 - 162	5.27% - 5.67%	97 - 137	5.02% - 5.42%	87 - 117	4.92% - 5.22%
10 - Year	111 - 151	5.39% - 5.79%	91 - 131	5.19% - 5.59%	81 - 111	5.09% - 5.39%
12+ Year	125 - 165	5.43% - 5.83%	105 - 145	5.33% - 5.73%	95 - 125	5.23% - 5.53%
7 - Year Floater*	182 - 192	5.52% - 5.62%	167 - 177	5.37% - 5.47%	152 - 162	5.22% - 5.32%
10 - Year Floater*	180 - 190	5.50% - 5.60%	165 - 175	5.35% - 5.45%	150 - 160	5.20% - 5.30%

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 01/20/2026

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	128 - 158	5.12% - 5.42%	118 - 148	5.02% - 5.32%	110 - 140	4.94% - 5.24%
7 - Year	110 - 140	5.15% - 5.45%	100 - 130	5.05% - 5.35%	92 - 122	4.97% - 5.27%
10 - Year	99 - 129	5.27% - 5.57%	89 - 119	5.17% - 5.47%	81 - 111	5.09% - 5.39%
12+ Year	113 - 143	5.41% - 5.71%	103 - 133	5.31% - 5.61%	95 - 125	5.23% - 5.53%

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

Assumes Standard Yield Maintenance Prepayment Penalty

Current Index Rates	1/20/2026
5-Year Treasury	3.836%
7-Year Treasury	4.049%
10-Year Treasury	4.275%
30-day SOFR Avg	3.703%

Think BIG FOR YOUR NEXT CRE FINANCING