

# CURRENT RATES



**Basis  
Investment  
Group**

**Tuesday, February 3, 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 02/03/2026

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 155	5.25% - 5.40%	135 - 150	5.20% - 5.35%	125 - 140	5.10% - 5.25%
7 - Year	133 - 148	5.40% - 5.55%	128 - 143	5.35% - 5.50%	118 - 133	5.25% - 5.40%
10 - Year	115 - 130	5.57% - 5.59%	110 - 125	5.39% - 5.54%	100 - 115	5.29% - 5.44%
12 - Year	125 - 140	5.54% - 5.69%	120 - 135	5.49% - 5.64%	110 - 125	5.39% - 5.54%
15 - Year	130 - 145	5.59% - 5.74%	125 - 140	5.54% - 5.69%	115 - 130	5.44% - 5.59%
7 - Year Floater	190 - 200	5.58% - 5.68%	185 - 195	5.53% - 5.63%	180 - 190	5.48% - 5.58%
10 - Year Floater	200 - 210	5.68% - 5.78%	195 - 205	5.63% - 5.73%	190 - 200	5.58% - 5.68%

<sup>1</sup> 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 Conventional<sup>2</sup>

### NATIONAL

Pricing Update as of 02/03/2026

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	139 - 179	5.24% - 5.64%	104 - 144	4.89% - 5.29%	94 - 124	4.79% - 5.09%
7 - Year	123 - 163	5.30% - 5.70%	98 - 138	5.05% - 5.45%	88 - 118	4.95% - 5.25%
10 - Year	110 - 150	5.39% - 5.79%	90 - 130	5.19% - 5.59%	80 - 110	5.09% - 5.39%
12+ Year	121 - 161	5.43% - 5.83%	101 - 141	5.30% - 5.70%	91 - 121	5.20% - 5.50%
7 - Year Floater*	183 - 193	5.51% - 5.61%	168 - 178	5.36% - 5.46%	153 - 163	5.21% - 5.31%
10 - Year Floater*	179 - 189	5.47% - 5.57%	164 - 174	5.32% - 5.42%	149 - 159	5.17% - 5.27%

<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

## Freddie Mac Small Balance Loans

### NATIONAL

Pricing Update as of 02/03/2026

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 Affordable<sup>3</sup>

### NATIONAL

Pricing Update as of 02/03/2026

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	127 - 157	5.12% - 5.42%	117 - 147	5.02% - 5.32%	109 - 139	4.94% - 5.24%
7 - Year	111 - 141	5.18% - 5.48%	101 - 131	5.08% - 5.38%	93 - 123	5.00% - 5.30%
10 - Year	98 - 128	5.27% - 5.57%	88 - 118	5.17% - 5.47%	80 - 110	5.09% - 5.39%
12+ Year	109 - 139	5.38% - 5.68%	99 - 129	5.28% - 5.58%	91 - 121	5.20% - 5.50%

<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	2/3/2026
5-Year Treasury	3.854%
7-Year Treasury	4.067%
10-Year Treasury	4.291%
30-day SOFR Avg	3.679%

Think **BIG** FOR YOUR NEXT  
CRE FINANCING