

# CURRENT RATES



**Basis  
Investment  
Group**

**Tuesday, April 21, 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 04/21/2026

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 155	5.29% - 5.44%	135 - 150	5.24% - 5.39%	125 - 140	5.14% - 5.29%
7 - Year	133 - 148	5.40% - 5.55%	128 - 143	5.35% - 5.50%	118 - 133	5.25% - 5.40%
10 - Year	115 - 130	5.55% - 5.57%	110 - 125	5.37% - 5.52%	100 - 115	5.27% - 5.42%
12 - Year	125 - 140	5.52% - 5.67%	120 - 135	5.47% - 5.62%	110 - 125	5.37% - 5.52%
15 - Year	130 - 145	5.57% - 5.72%	125 - 140	5.52% - 5.67%	115 - 130	5.42% - 5.57%
7 - Year Floater	190 - 200	5.54% - 5.64%	185 - 195	5.49% - 5.59%	180 - 190	5.44% - 5.54%
10 - Year Floater	200 - 210	5.64% - 5.74%	195 - 205	5.59% - 5.69%	190 - 200	5.54% - 5.64%

<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 04/21/2026

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 180	5.29% - 5.69%	105 - 145	4.94% - 5.34%	95 - 125	4.84% - 5.14%
7 - Year	124 - 164	5.31% - 5.71%	99 - 139	5.06% - 5.46%	89 - 119	4.96% - 5.26%
10 - Year	112 - 152	5.39% - 5.79%	92 - 132	5.19% - 5.59%	82 - 112	5.09% - 5.39%
12+ Year	122 - 162	5.43% - 5.83%	102 - 142	5.29% - 5.69%	92 - 122	5.19% - 5.49%
7 - Year Floater*	184 - 194	5.48% - 5.58%	169 - 179	5.33% - 5.43%	154 - 164	5.18% - 5.28%
10 - Year Floater*	181 - 191	5.45% - 5.55%	166 - 176	5.30% - 5.40%	151 - 161	5.15% - 5.25%

<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 04/21/2026

Product		Term (yrs)	Top Markets	Standard Markets
Hybrid	5 year	5 fixed, 5 float	6.62% - 7.21%	6.96% - 7.35%
	7 year	7 fixed, 3 float	6.62% - 7.35%	6.75% - 7.20%
	10 year	10 fixed, 10 float	6.63% - 7.29%	6.82% - 7.28%
Fixed	5 year	5 fixed	6.52% - 7.11%	6.86% - 7.25%
	7 year	7 fixed	6.47% - 7.25%	6.60% - 7.10%
	10 year	10 fixed	6.43% - 7.09%	6.52% - 6.98%

## Fannie Mae Multifamily Affordable<sup>3</sup>

NATIONAL

Pricing Update as of 04/21/2026

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	128 - 158	5.17% - 5.47%	118 - 148	5.07% - 5.37%	110 - 140	4.99% - 5.29%
7 - Year	112 - 142	5.19% - 5.49%	102 - 132	5.09% - 5.39%	94 - 124	5.01% - 5.31%
10 - Year	100 - 130	5.27% - 5.57%	90 - 120	5.17% - 5.47%	82 - 112	5.09% - 5.39%
12+ Year	110 - 140	5.37% - 5.67%	100 - 130	5.27% - 5.57%	92 - 122	5.19% - 5.49%

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

Assumes Standard Yield Maintenance Prepayment Penalty

### Parameters by Market

### SBL Program Highlights

Min DSCR	Max LTV	
Top Mark	1.20x	80%
Standard	1.25x	80%

- 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

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

Current Index Rates	4/21/2026
5-Year Treasury	3.887%
7-Year Treasury	4.066%
10-Year Treasury	4.272%
30-day SOFR Avg	3.644%

Think **BIG** FOR YOUR NEXT  
CRE FINANCING