

CURRENT RATES



**Basis
Investment
Group**

Tuesday, May 5, 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 05/05/2026

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 155	5.47% - 5.62%	135 - 150	5.42% - 5.57%	125 - 140	5.32% - 5.47%
7 - Year	133 - 148	5.58% - 5.73%	128 - 143	5.53% - 5.68%	118 - 133	5.43% - 5.58%
10 - Year	115 - 130	5.70% - 5.72%	110 - 125	5.52% - 5.67%	100 - 115	5.42% - 5.57%
12 - Year	125 - 140	5.67% - 5.82%	120 - 135	5.62% - 5.77%	110 - 125	5.52% - 5.67%
15 - Year	130 - 145	5.72% - 5.87%	125 - 140	5.67% - 5.82%	115 - 130	5.57% - 5.72%
7 - Year Floater	190 - 200	5.55% - 5.65%	185 - 195	5.50% - 5.60%	180 - 190	5.45% - 5.55%
10 - Year Floater	200 - 210	5.65% - 5.75%	195 - 205	5.60% - 5.70%	190 - 200	5.55% - 5.65%

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

² Conventional Small product available from \$2-\$10 million with pricing adder of 40-50 bps over conventional grid

Pricing Update as of	5/5/2026
5-Year Treasury	4.071%
7-Year Treasury	4.246%
10-Year Treasury	4.424%
30-day SOFR Avg	3.646%

Think **BIG** FOR YOUR NEXT
CRE FINANCING

Fannie Mae Conventional²

NATIONAL

Pricing Update as of 05/05/2026

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	138 - 178	5.45% - 5.85%	103 - 143	5.10% - 5.50%	93 - 123	5.00% - 5.30%
7 - Year	122 - 162	5.47% - 5.87%	97 - 137	5.22% - 5.62%	87 - 117	5.12% - 5.42%
10 - Year	107 - 147	5.49% - 5.89%	87 - 127	5.29% - 5.69%	77 - 107	5.19% - 5.49%
12+ Year	119 - 159	5.43% - 5.83%	99 - 139	5.41% - 5.81%	89 - 119	5.31% - 5.61%
7 - Year Floater*	182 - 192	5.47% - 5.57%	167 - 177	5.32% - 5.42%	152 - 162	5.17% - 5.27%
10 - Year Floater*	176 - 186	5.41% - 5.51%	161 - 171	5.26% - 5.36%	146 - 156	5.11% - 5.21%

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 05/05/2026

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	126 - 156	5.33% - 5.63%	116 - 146	5.23% - 5.53%	108 - 138	5.15% - 5.45%
7 - Year	110 - 140	5.35% - 5.65%	100 - 130	5.25% - 5.55%	92 - 122	5.17% - 5.47%
10 - Year	95 - 125	5.37% - 5.67%	85 - 115	5.27% - 5.57%	77 - 107	5.19% - 5.49%
12+ Year	107 - 137	5.49% - 5.79%	97 - 127	5.39% - 5.69%	89 - 119	5.31% - 5.61%

³ Fixed Rate; Loan Amount > \$6MM; assumes 30yr Amortization with no Interest Only periods.
 Assumes Standard Yield Maintenance Prepayment Penalty