

# CURRENT RATES



**Basis  
Investment  
Group**

**Tuesday, May 12, 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 05/12/2026						
Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 155	5.52% - 5.67%	135 - 150	5.47% - 5.62%	125 - 140	5.37% - 5.52%
7 - Year	133 - 148	5.62% - 5.77%	128 - 143	5.57% - 5.72%	118 - 133	5.47% - 5.62%
10 - Year	115 - 130	5.74% - 5.76%	110 - 125	5.56% - 5.71%	100 - 115	5.46% - 5.61%
12 - Year	125 - 140	5.71% - 5.86%	120 - 135	5.66% - 5.81%	110 - 125	5.56% - 5.71%
15 - Year	130 - 145	5.76% - 5.91%	125 - 140	5.71% - 5.86%	115 - 130	5.61% - 5.76%
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

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

Pricing Update as of	5/12/2026
5-Year Treasury	4.121%
7-Year Treasury	4.287%
10-Year Treasury	4.459%
30-day SOFR Avg	3.644%

Think **BIG** FOR YOUR NEXT  
CRE FINANCING

## Fannie Mae Conventional<sup>2</sup>

NATIONAL						
Pricing Update as of 05/12/2026						
Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	138 - 178	5.50% - 5.90%	103 - 143	5.15% - 5.55%	93 - 123	5.05% - 5.35%
7 - Year	120 - 160	5.49% - 5.89%	95 - 135	5.24% - 5.64%	85 - 115	5.14% - 5.44%
10 - Year	108 - 148	5.54% - 5.94%	88 - 128	5.34% - 5.74%	78 - 108	5.24% - 5.54%
12+ Year	118 - 158	5.43% - 5.83%	98 - 138	5.44% - 5.84%	88 - 118	5.34% - 5.64%
7 - Year Floater*	180 - 190	5.44% - 5.54%	165 - 175	5.29% - 5.39%	150 - 160	5.14% - 5.24%
10 - Year Floater*	177 - 187	5.41% - 5.51%	162 - 172	5.26% - 5.36%	147 - 157	5.11% - 5.21%

<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

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

NATIONAL						
Pricing Update as of 05/12/2026						
Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	126 - 156	5.38% - 5.68%	116 - 146	5.28% - 5.58%	108 - 138	5.20% - 5.50%
7 - Year	108 - 138	5.37% - 5.67%	98 - 128	5.27% - 5.57%	90 - 120	5.19% - 5.49%
10 - Year	96 - 126	5.42% - 5.72%	86 - 116	5.32% - 5.62%	78 - 108	5.24% - 5.54%
12+ Year	106 - 136	5.52% - 5.82%	96 - 126	5.42% - 5.72%	88 - 118	5.34% - 5.64%

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