

CURRENT RATES



**Basis
Investment
Group**

Tuesday, June 9, 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 06/09/2026

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 155	5.66% - 5.81%	135 - 150	5.61% - 5.76%	125 - 140	5.51% - 5.66%
7 - Year	133 - 148	5.73% - 5.88%	128 - 143	5.68% - 5.83%	118 - 133	5.58% - 5.73%
10 - Year	115 - 130	5.82% - 5.84%	110 - 125	5.64% - 5.79%	100 - 115	5.54% - 5.69%
12 - Year	125 - 140	5.79% - 5.94%	120 - 135	5.74% - 5.89%	110 - 125	5.64% - 5.79%
15 - Year	130 - 145	5.84% - 5.99%	125 - 140	5.79% - 5.94%	115 - 130	5.69% - 5.84%
7 - Year Floater	190 - 200	5.49% - 5.59%	185 - 195	5.44% - 5.54%	180 - 190	5.39% - 5.49%
10 - Year Floater	200 - 210	5.59% - 5.69%	195 - 205	5.54% - 5.64%	190 - 200	5.49% - 5.59%

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

Fannie Mae Conventional²

NATIONAL

Pricing Update as of 06/09/2026

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	139 - 179	5.65% - 6.05%	104 - 144	5.30% - 5.70%	94 - 124	5.20% - 5.50%
7 - Year	123 - 163	5.63% - 6.03%	98 - 138	5.38% - 5.78%	88 - 118	5.28% - 5.58%
10 - Year	109 - 149	5.63% - 6.03%	89 - 129	5.43% - 5.83%	79 - 109	5.33% - 5.63%
12+ Year	119 - 159	5.43% - 5.83%	99 - 139	5.53% - 5.93%	89 - 119	5.43% - 5.73%
7 - Year Floater*	183 - 193	5.42% - 5.52%	168 - 178	5.27% - 5.37%	153 - 163	5.12% - 5.22%
10 - Year Floater*	178 - 188	5.37% - 5.47%	163 - 173	5.22% - 5.32%	148 - 158	5.07% - 5.17%

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

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

Fannie Mae Multifamily Affordable³

NATIONAL

Pricing Update as of 06/09/2026

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	127 - 157	5.53% - 5.83%	117 - 147	5.43% - 5.73%	109 - 139	5.35% - 5.65%
7 - Year	111 - 141	5.51% - 5.81%	101 - 131	5.41% - 5.71%	93 - 123	5.33% - 5.63%
10 - Year	97 - 127	5.51% - 5.81%	87 - 117	5.41% - 5.71%	79 - 109	5.33% - 5.63%
12+ Year	107 - 137	5.61% - 5.91%	97 - 127	5.51% - 5.81%	89 - 119	5.43% - 5.73%

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

Pricing Update as of	6/9/2026
5-Year Treasury	4.264%
7-Year Treasury	4.396%
10-Year Treasury	4.536%
30-day SOFR Avg	3.592%

Think **BIG** FOR YOUR NEXT
CRE FINANCING