

CURRENT RATES



**Basis
Investment
Group**

Tuesday, June 16, 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 06/16/2026

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 155	5.57% - 5.72%	135 - 150	5.52% - 5.67%	125 - 140	5.42% - 5.57%
7 - Year	133 - 148	5.62% - 5.77%	128 - 143	5.57% - 5.72%	118 - 133	5.47% - 5.62%
10 - Year	115 - 130	5.72% - 5.74%	110 - 125	5.54% - 5.69%	100 - 115	5.44% - 5.59%
12 - Year	125 - 140	5.69% - 5.84%	120 - 135	5.64% - 5.79%	110 - 125	5.54% - 5.69%
15 - Year	130 - 145	5.74% - 5.89%	125 - 140	5.69% - 5.84%	115 - 130	5.59% - 5.74%
7 - Year Floater	190 - 200	5.50% - 5.60%	185 - 195	5.45% - 5.55%	180 - 190	5.40% - 5.50%
10 - Year Floater	200 - 210	5.60% - 5.70%	195 - 205	5.55% - 5.65%	190 - 200	5.50% - 5.60%

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	6/16/2026
5-Year Treasury	4.165%
7-Year Treasury	4.293%
10-Year Treasury	4.441%
30-day SOFR Avg	3.601%

Think **BIG** FOR YOUR NEXT
CRE FINANCING

Fannie Mae Conventional²

NATIONAL

Pricing Update as of 06/16/2026

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	136 - 176	5.53% - 5.93%	101 - 141	5.18% - 5.58%	91 - 121	5.08% - 5.38%
7 - Year	121 - 161	5.50% - 5.90%	96 - 136	5.25% - 5.65%	86 - 116	5.15% - 5.45%
10 - Year	108 - 148	5.52% - 5.92%	88 - 128	5.32% - 5.72%	78 - 108	5.22% - 5.52%
12+ Year	118 - 158	5.43% - 5.83%	98 - 138	5.42% - 5.82%	88 - 118	5.32% - 5.62%
7 - Year Floater*	181 - 191	5.41% - 5.51%	166 - 176	5.26% - 5.36%	151 - 161	5.11% - 5.21%
10 - Year Floater*	177 - 187	5.37% - 5.47%	162 - 172	5.22% - 5.32%	147 - 157	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

Fannie Mae Multifamily Affordable³

NATIONAL

Pricing Update as of 06/16/2026

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	124 - 154	5.41% - 5.71%	114 - 144	5.31% - 5.61%	106 - 136	5.23% - 5.53%
7 - Year	109 - 139	5.38% - 5.68%	99 - 129	5.28% - 5.58%	91 - 121	5.20% - 5.50%
10 - Year	96 - 126	5.40% - 5.70%	86 - 116	5.30% - 5.60%	78 - 108	5.22% - 5.52%
12+ Year	106 - 136	5.50% - 5.80%	96 - 126	5.40% - 5.70%	88 - 118	5.32% - 5.62%

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

Assumes Standard Yield Maintenance Prepayment Penalty