

CURRENT RATES



**Basis
Investment
Group**

Tuesday, June 23, 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 06/23/2026

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 155	5.65% - 5.80%	135 - 150	5.60% - 5.75%	125 - 140	5.50% - 5.65%
7 - Year	133 - 148	5.69% - 5.84%	128 - 143	5.64% - 5.79%	118 - 133	5.54% - 5.69%
10 - Year	115 - 130	5.76% - 5.78%	110 - 125	5.58% - 5.73%	100 - 115	5.48% - 5.63%
12 - Year	125 - 140	5.73% - 5.88%	120 - 135	5.68% - 5.83%	110 - 125	5.58% - 5.73%
15 - Year	130 - 145	5.78% - 5.93%	125 - 140	5.73% - 5.88%	115 - 130	5.63% - 5.78%
7 - Year Floater	190 - 200	5.53% - 5.63%	185 - 195	5.48% - 5.58%	180 - 190	5.43% - 5.53%
10 - Year Floater	200 - 210	5.63% - 5.73%	195 - 205	5.58% - 5.68%	190 - 200	5.53% - 5.63%

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	6/23/2026
5-Year Treasury	4.248%
7-Year Treasury	4.355%
10-Year Treasury	4.481%
30-day SOFR Avg	3.626%

Think **BIG** FOR YOUR NEXT
CRE FINANCING

Fannie Mae Conventional²

NATIONAL

Pricing Update as of 06/23/2026

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	136 - 176	5.61% - 6.01%	101 - 141	5.26% - 5.66%	91 - 121	5.16% - 5.46%
7 - Year	120 - 160	5.56% - 5.96%	95 - 135	5.31% - 5.71%	85 - 115	5.21% - 5.51%
10 - Year	109 - 149	5.57% - 5.97%	89 - 129	5.37% - 5.77%	79 - 109	5.27% - 5.57%
12+ Year	118 - 158	5.43% - 5.83%	98 - 138	5.46% - 5.86%	88 - 118	5.36% - 5.66%
7 - Year Floater*	180 - 190	5.43% - 5.53%	165 - 175	5.28% - 5.38%	150 - 160	5.13% - 5.23%
10 - Year Floater*	178 - 188	5.41% - 5.51%	163 - 173	5.26% - 5.36%	148 - 158	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 06/23/2026

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	124 - 154	5.49% - 5.79%	114 - 144	5.39% - 5.69%	106 - 136	5.31% - 5.61%
7 - Year	108 - 138	5.44% - 5.74%	98 - 128	5.34% - 5.64%	90 - 120	5.26% - 5.56%
10 - Year	97 - 127	5.45% - 5.75%	87 - 117	5.35% - 5.65%	79 - 109	5.27% - 5.57%
12+ Year	106 - 136	5.54% - 5.84%	96 - 126	5.44% - 5.74%	88 - 118	5.36% - 5.66%

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