

# CURRENT RATES



**Basis  
Investment  
Group**

**Tuesday, June 30, 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 06/30/2026						
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	5.61% - 5.76%	128 - 143	5.56% - 5.71%	118 - 133	5.46% - 5.61%
10 - Year	115 - 130	5.68% - 5.70%	110 - 125	5.50% - 5.65%	100 - 115	5.40% - 5.55%
12 - Year	125 - 140	5.65% - 5.80%	120 - 135	5.60% - 5.75%	110 - 125	5.50% - 5.65%
15 - Year	130 - 145	5.70% - 5.85%	125 - 140	5.65% - 5.80%	115 - 130	5.55% - 5.70%
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%

<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	6/30/2026
5-Year Treasury	4.170%
7-Year Treasury	4.275%
10-Year Treasury	4.398%
30-day SOFR Avg	3.632%

Think **BIG** FOR YOUR NEXT  
CRE FINANCING

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

NATIONAL						
Pricing Update as of 06/30/2026						
Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	141 - 181	5.58% - 5.98%	106 - 146	5.23% - 5.63%	96 - 126	5.13% - 5.43%
7 - Year	123 - 163	5.51% - 5.91%	98 - 138	5.26% - 5.66%	88 - 118	5.16% - 5.46%
10 - Year	109 - 149	5.49% - 5.89%	89 - 129	5.29% - 5.69%	79 - 109	5.19% - 5.49%
12+ Year	118 - 158	5.43% - 5.83%	98 - 138	5.38% - 5.78%	88 - 118	5.28% - 5.58%
7 - Year Floater*	183 - 193	5.46% - 5.56%	168 - 178	5.31% - 5.41%	153 - 163	5.16% - 5.26%
10 - Year Floater*	178 - 188	5.41% - 5.51%	163 - 173	5.26% - 5.36%	148 - 158	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 06/30/2026						
Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	129 - 159	5.46% - 5.76%	119 - 149	5.36% - 5.66%	111 - 141	5.28% - 5.58%
7 - Year	111 - 141	5.39% - 5.69%	101 - 131	5.29% - 5.59%	93 - 123	5.21% - 5.51%
10 - Year	97 - 127	5.37% - 5.67%	87 - 117	5.27% - 5.57%	79 - 109	5.19% - 5.49%
12+ Year	106 - 136	5.46% - 5.76%	96 - 126	5.36% - 5.66%	88 - 118	5.28% - 5.58%

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