

CURRENT RATES



**Basis
Investment
Group**

Tuesday, July 14, 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 07/14/2026

Term	1.25x / 65%		1.30x / 60%		1.35x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 155	5.69% - 5.84%	135 - 150	5.64% - 5.79%	125 - 140	5.54% - 5.69%
7 - Year	133 - 148	5.75% - 5.90%	128 - 143	5.70% - 5.85%	118 - 133	5.60% - 5.75%
10 - Year	115 - 130	5.84% - 5.86%	110 - 125	5.66% - 5.81%	100 - 115	5.56% - 5.71%
12 - Year	125 - 140	5.81% - 5.96%	120 - 135	5.76% - 5.91%	110 - 125	5.66% - 5.81%
15 - Year	130 - 145	5.86% - 6.01%	125 - 140	5.81% - 5.96%	115 - 130	5.71% - 5.86%
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	7/14/2026
5-Year Treasury	4.292%
7-Year Treasury	4.420%
10-Year Treasury	4.561%
30-day SOFR Avg	3.625%

Think **BIG** FOR YOUR NEXT
CRE FINANCING

Fannie Mae Conventional²

NATIONAL

Pricing Update as of 07/14/2026

Term	1.25x / 70%		1.35x / 65%		1.55x / 55%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	140 - 180	5.69% - 6.09%	105 - 145	5.34% - 5.74%	95 - 125	5.24% - 5.54%
7 - Year	122 - 162	5.64% - 6.04%	97 - 137	5.39% - 5.79%	87 - 117	5.29% - 5.59%
10 - Year	108 - 148	5.64% - 6.04%	88 - 128	5.44% - 5.84%	78 - 108	5.34% - 5.64%
12+ Year	117 - 157	5.43% - 5.83%	97 - 137	5.53% - 5.93%	87 - 117	5.43% - 5.73%
7 - Year Floater*	182 - 192	5.45% - 5.55%	167 - 177	5.30% - 5.40%	152 - 162	5.15% - 5.25%
10 - Year Floater*	177 - 187	5.40% - 5.50%	162 - 172	5.25% - 5.35%	147 - 157	5.10% - 5.20%

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 07/14/2026

Term	1.15x / 90%		1.25x / 75%		1.45x / 65%	
	Spread	Rate	Spread	Rate	Spread	Rate
5 - Year	128 - 158	5.57% - 5.87%	118 - 148	5.47% - 5.77%	110 - 140	5.39% - 5.69%
7 - Year	110 - 140	5.52% - 5.82%	100 - 130	5.42% - 5.72%	92 - 122	5.34% - 5.64%
10 - Year	96 - 126	5.52% - 5.82%	86 - 116	5.42% - 5.72%	78 - 108	5.34% - 5.64%
12+ Year	105 - 135	5.61% - 5.91%	95 - 125	5.51% - 5.81%	87 - 117	5.43% - 5.73%

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

Assumes Standard Yield Maintenance Prepayment Penalty