

RATE SHEET

06.28.2024

8.53%

Multifamily Debt Solutions

				INDEX	KES				
ndex:		30 day Avg SOFR		5T		7T		10T	30T
Current:		5.336%		4.28%		4.26%		4.27%	4.42%
		F	FANNIE MAE - DU	S PROGRA	M - LOANS	UNDER \$6MM			
	ived Date ⁽¹⁾	Tier 2 (80)	% / 1.25x)		Tier 3 (65	% / 1.35x)		Tier 4 (55%	% / 1.55x)
	ixed Rate ⁽¹⁾	Tier 2 (80' Spread	% / 1.25x) <u>All-In Rate</u>		Tier 3 (65 Spread	% / 1.35x) <u>All-In Rate</u>		Tier 4 (559 Spread	% / 1.55x) <u>All-In Rate</u>
Term:	Prepay:	Spread	All-In Rate		Spread	All-In Rate		Spread	All-In Rate
Term: 5 year	Prepay: 4.5yr YM			1.9					
Term: 5 year 7 year	Prepay: 4.5yr YM 6.5yr YM	<u>Spread</u> 2.51% - 2.91%	<u>All-In Rate</u> 6.79% - 7.19%	1.9 1.9	Spread 7% - 2.37%	All-In Rate 6.25% - 6.65%		<u>Spread</u> 1.77% - 2.17%	<u>All-In Rate</u> 6.05% - 6.45%
Term: 5 year	Prepay: 4.5yr YM 6.5yr YM 9.5yr YM	Spread 2.51% - 2.91% 2.21% - 2.61%	All-In Rate 6.79% - 7.19% 6.47% - 6.87%	1.9 1.9 1.8	<u>Spread</u> 7% - 2.37% 0% - 2.30%	<u>All-In Rate</u> 6.25% - 6.65% 6.16% - 6.56%		Spread 1.77% - 2.17% 1.70% - 2.10%	<u>All-In Rate</u> 6.05% - 6.45% 5.96% - 6.36% 5.94% - 6.34%
Term: 5 year 7 year 10 year	Prepay: 4.5yr YM 6.5yr YM	Spread 2.51% - 2.91% 2.21% - 2.61% 2.07% - 2.47%	All-In Rate 6.79% - 7.19% 6.47% - 6.87% 6.34% - 6.74%	1.9 1.9 1.8 1.9	Spread 7% - 2.37% 0% - 2.30% 7% - 2.27%	All-In Rate 6.25% - 6.65% 6.16% - 6.56% 6.14% - 6.54%		<u>Spread</u> 1.77% - 2.17% 1.70% - 2.10% 1.67% - 2.07%	<u>All-In Rate</u> 6.05% - 6.45% 5.96% - 6.36%
Term: 5 year 7 year 10 year 12 year	Prepay: 4.5yr YM 6.5yr YM 9.5yr YM 11.5yr YM	Spread 2.51% - 2.91% 2.21% - 2.61% 2.07% - 2.47% 2.13% - 2.53%	All-In Rate 6.79% - 7.19% 6.47% - 6.87% 6.34% - 6.74% 6.40% - 6.80%	1.9 1.9 1.8 1.9 2.0	Spread 7% - 2.37% 0% - 2.30% 7% - 2.27% 3% - 2.33%	All-In Rate 6.25% - 6.65% 6.16% - 6.56% 6.14% - 6.54% 6.20% - 6.60%		Spread 1.77% - 2.17% 1.70% - 2.10% 1.67% - 2.07% 1.73% - 2.13%	All-in Rate 6.05% - 6.45% 5.96% - 6.36% 5.94% - 6.34% 6.00% - 6.40%

3.49%

8.83%

3.19%

DUS - ARM (1)

1yr LO, 1% ARM 7/6

9.07% (1) UPB under \$6MM/Multifamily/7yr ARM (convertible to fixed rate years 2-6)

* Fannie Mae Fixed Rate, First Lien, Tier 2, Conventional <= \$2MM is + 82 bps, if the property is highly affordable, at least 50% of units at 80% AMI the adder is +41bps

* Fannie Mae MAH loans are eligible for ~50bps lower rate.

3.73%

* Fannie Mae Green loans may be eligible for 20bps lower rate.

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