

Multifamily Debt Solutions

RATE SHEET

09.23.2024

8.47%

INDEXES									
Index:		30 d	30 day Avg SOFR		5T	7T		10T	30T
Current:		5.280%		3.52%		3.64%		3.76%	4.11%
	ixed Rate ⁽¹⁾	F Tier 2 (803	ANNIE MAE - DU	IS PR		S UNDER \$6MM 5% / 1.35x)	7	Tier 4 (55'	% / 1 55x)
Term:	Prepay:	Spread	All-In Rate		Spread	All-In Rate		Spread	All-In Rate
5 year	4.5yr YM	2.29% - 2.69%	5.81% - 6.21%		1.75% - 2.15%	5.27% - 5.67%		1.55% - 1.95%	5.07% - 5.47%
7 year	6.5yr YM	2.01% - 2.41%	5.65% - 6.05%		1.70% - 2.10%	5.34% - 5.74%		1.50% - 1.90%	5.14% - 5.54%
10 year	9.5yr YM	1.88% - 2.28%	5.64% - 6.04%		1.68% - 2.08%	5.44% - 5.84%		1.48% - 1.88%	5.24% - 5.64%
12 year	11.5yr YM	1.97% - 2.37%	5.73% - 6.13%		1.77% - 2.17%	5.53% - 5.93%		1.57% - 1.97%	5.33% - 5.73%
15 year	14.5yr YM	2.06% - 2.46%	5.82% - 6.22%		1.86% - 2.26%	5.62% - 6.02%		1.66% - 2.06%	5.42% - 5.82%
18 year	15yr YM	2.31% - 2.71%	6.07% - 6.47%		2.11% - 2.51%	5.87% - 6.27%		1.91% - 2.31%	5.67% - 6.07%
30 year	15yr YM	2.61% - 3.01%	6.37% - 6.77%		2.41% - 2.81%	6.17% - 6.57%		2.21% - 2.61%	5.97% - 6.37%

(1) Loan Size <= \$6MM/Multifamily/5-50 units/Eligible Market/30yr AM/A360/5 days to close/Strong property, sponsor and market-Call for other loan terms, prepays and IO.

8.77%

3.19%

3.49%

3.73% 9.01%

(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 +41 bps

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

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

DUS - ARM ⁽¹⁾

1yr LO, 1%

ARM 7/6

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