

Multifamily Debt Solutions

08.18.2026

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	3.636%	4.39%	4.56%	4.74%	5.32%

FANNIE MAE - DUS PROGRAM - LOANS <=\$6MM

DUS - Fixed Rate ⁽¹⁾

		Tier 2 (80% / 1.25x)		Tier 3 (65% / 1.35x)		Tier 4 (55% / 1.55x)	
Term:	Prepay:	Spread	All-In Rate	Spread	All-In Rate	Spread	All-In Rate
5 year	4.5yr YM	2.38% - 2.74%	6.77% - 7.13%	2.03% - 2.39%	6.42% - 6.78%	1.83% - 2.19%	6.22% - 6.58%
7 year	6.5yr YM	2.21% - 2.57%	6.77% - 7.13%	1.96% - 2.32%	6.52% - 6.88%	1.76% - 2.12%	6.32% - 6.68%
10 year	9.5yr YM	2.08% - 2.39%	6.82% - 7.13%	1.88% - 2.19%	6.62% - 6.93%	1.68% - 1.99%	6.42% - 6.73%
12 year	11.5yr YM	2.21% - 2.52%	6.95% - 7.26%	2.01% - 2.32%	6.75% - 7.06%	1.81% - 2.12%	6.55% - 6.86%
15 year	14.5yr YM	2.35% - 2.66%	7.09% - 7.40%	2.15% - 2.46%	6.89% - 7.20%	1.95% - 2.26%	6.69% - 7.00%
18 year	15yr YM	2.62% - 2.93%	7.36% - 7.67%	2.42% - 2.73%	7.16% - 7.47%	2.22% - 2.53%	6.96% - 7.27%
30 year	15yr YM	2.96% - 3.27%	7.70% - 8.01%	2.76% - 3.07%	7.50% - 7.81%	2.56% - 2.87%	7.30% - 7.61%

(1) Loan Size <= \$6MM

* Pricing assumes Conventional Multifamily loan

* Tier 2 minimum deal size is \$2MM; significant adders apply below \$2MM

* Fannie Mae Green loans may be eligible for up to 10bps lower rate

FREDDIE MAC - SMALL LOANS - \$2MM-\$10MM

Fixed Rate ⁽¹⁾

		(65% / 1.25x)		(60% / 1.30x)		(55% / 1.35x)	
Term:	Prepay:	Spread	All-In Rate	Spread	All-In Rate	Spread	All-In Rate
5 year	Defeasance	1.70% - 2.05%	6.09% - 6.44%	1.65% - 2.00%	6.04% - 6.39%	1.55% - 1.90%	5.94% - 6.29%
7 year	Defeasance	1.63% - 1.98%	6.19% - 6.04%	1.58% - 1.93%	6.14% - 6.49%	1.48% - 1.83%	6.04% - 6.39%
10 year	Defeasance	1.50% - 1.80%	6.24% - 6.54%	1.45% - 1.75%	6.19% - 6.49%	1.35% - 1.65%	6.09% - 6.39%
12 year	Defeasance	1.60% - 1.90%	6.34% - 6.64%	1.55% - 1.85%	6.29% - 6.59%	1.45% - 1.75%	6.19% - 6.49%

(1) Loan size \$2MM-\$10MM

* Pricing assumes Conventional Multifamily loan



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