NEWPOINT
REAL ESTATE CAPITAL

Multifamily Affordable Housing Debt Solutions   03.25.2025

INDEXES

Index:	30 day Avg SOFR	5T	7T	10T	30T
Current:	4.335%	4.12%	4.24%	4.36%	4.70%

FANNIE MAE - AFFORDABLE HOUSING PERMANENT LOANS

Fannie Mae

		Tier 2 (80% / 1.20x)		Tier 3 (70% / 1.30x)		Tier 4 (60% / 1.50x)	
Term:	Prepay:	Spread	All-In Rate	Spread	All-In Rate	Spread	All-In Rate
5yr Fixed[1]	4.5yr YM	1.17% - 1.67%	5.29% - 5.79%	1.07% - 1.57%	5.19% - 5.69%	0.99% - 1.49%	5.11% - 5.61%
7yr Fixed[1]	6.5yr YM	1.01% - 1.51%	5.25% - 5.75%	0.91% - 1.41%	5.15% - 5.65%	0.83% - 1.33%	5.07% - 5.57%
10yr Fixed[1]	9.5yr YM	0.93% - 1.43%	5.29% - 5.79%	0.83% - 1.33%	5.19% - 5.69%	0.75% - 1.25%	5.11% - 5.61%
12yr Fixed[1]	11.5yr YM	1.00% - 1.50%	5.36% - 5.86%	0.90% - 1.40%	5.26% - 5.76%	0.82% - 1.32%	5.18% - 5.68%
15yr Fixed[1]	14.5yr YM	1.09% - 1.59%	5.45% - 5.95%	0.99% - 1.49%	5.35% - 5.85%	0.91% - 1.41%	5.27% - 5.77%
30yr Fixed[1]	15yr YM	1.64% - 2.14%	6.00% - 6.50%	1.54% - 2.04%	5.90% - 6.40%	1.46% - 1.96%	5.82% - 6.32%
10yr SARM[2]	1yr LO, 1%	1.95% - 2.45%	6.28% - 6.78%	1.76% - 2.26%	6.09% - 6.59%	1.46% - 1.96%	5.79% - 6.29%

(1) UPB > $6MM/ MAH/ 30yr AM/ A360/ 5 days to close/ Strong property, sponsor and market. 35 year amortization is available on some deals, as well as various prepayment terms including shorter YM periods and declining prepayment.

(2) UPB>$25MM/ MAH/ 30yr AM A360/ Index is 30-day avg SOFR. Call for other loan terms, prepays and IO. Tier 2 Margin Floor 2.50%

FANNIE MAE - AFFORDABLE HOUSING - 9% LIHTC / FANNIE MAE

9% LIHTC[1]

		Immediate 9% LIHTC		24 month Unfunded Forward		30 month Unfunded Forward	
Term:	Prepay:	Spread	All-In Rate	Spread	All-In Rate	Spread	All-In Rate
15 year	14.5yr YM	1.09% - 1.59%	5.45% - 5.95%	2.42% - 2.92%	6.78% - 7.28%	2.48% - 2.98%	6.84% - 7.34%

(1) Assumes Tier 2 and loan size greater than $6MM

FREDDIE MAC - TARGETED AFFORDABLE HOUSING LOANS[3]

Fixed[1]

		70%/1.25x 30-Yr Am		60%/1.35x 30-Yr Am	
Term:	Prepay:	Spread	All-In Rate	Spread	All-In Rate
7-Yr	Defeasance	1.25% - 1.55%	5.49% - 5.79%	1.15% - 1.45%	5.39% - 5.69%
10-Yr	Defeasance	1.07% - 1.37%	5.43% - 5.73%	0.97% - 1.27%	5.33% - 5.63%

ARM[1]

		70%/1.25x 30-Yr Am		60%/1.35x 30-Yr Am	
7-Yr	1 Yr LO, 1%	1.72% - 1.97%	6.05% - 6.30%	1.50% - 1.75%	5.95% - 6.20%
10-Yr	1 Yr LO, 1%	1.82% - 2.07%	6.15% - 6.40%	1.72% - 1.97%	6.05% - 6.30%

9% LIHTC[2]

		90%/1.15x 35-Yr Am		80%/1.25x 35-Yr Am	
15-Yr Immediate	YM	1.72% - 1.97%	6.08% - 6.33%	1.62% - 1.97%	5.98% - 6.33%
15-Yr 30 Mo Fwd	YM	1.99% - 2.24%	6.35% - 6.60%	1.89% - 2.14%	6.25% - 6.50%

FHA/GINNIE MAE

FHA - Fixed Rate:

Prepay: 10,9,8,7,6,5,4,3,2,1

Purchase/Refinance[1] (35yr Term/Amortization)	Construction[2] (40yr Term/Amortization)
All-In Rate	All-In Rate
Call for Pricing	Call for Pricing

(1)Multifamily/30 day close/Pricing does not include MIP.

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