

| Indexes    | 5-yr T-Bill | 10-yr T-Bill | Fed Funds | WSJ Prime | SOFR  |
|------------|-------------|--------------|-----------|-----------|-------|
| 05/13/24   | 4.50%       | 4.48%        | 5.50%     | 8.50%     | 5.31% |
| Last Week  | 4.47%       | 4.46%        | 5.50%     | 8.50%     | 5.31% |
| Last Month | 4.65%       | 4.63%        | 5.50%     | 8.50%     | 5.31% |

**\* Commercial Real Estate Rates as of May 13, 2024**

|                                    | 5 year<br>Fixed | 10 year<br>Fixed | 10 year<br>Adjustable |
|------------------------------------|-----------------|------------------|-----------------------|
| Industrial & Anchored Retail       | 6.80%           | 6.78%            | 6.41%                 |
| Unanchored Retail & Medical Office | 6.90%           | 6.88%            | 6.51%                 |
| Apartment                          | 6.75%           | 6.73%            | 6.31%                 |
| General Office                     | 7.25%           | 7.23%            | 7.06%                 |

**Other Property Types will be considered on a case by case basis. Call for pricing.**

**Other Conditions:**

Rate reset every 6 months on adjustable rate loans.

Adjustable rates include a 6% lifetime cap above the initial rate.

Prepayment provision on fixed rate loans based on a yield maintenance formula.

Rates quoted are for well maintained, fully leased and located properties.

Rates subject to change without notice. **Loans below \$2.0mm require higher pricing.**

Most loans are **NON-RECOURSE**

25-year amortization on all loans except apartment which is 30 year.

LTV's subject to underwriting criteria, up to 80% loan to value on apartment and 75% on other properties.

Debt coverage minimum of 1.25x for Multi-Family, Industrial, and Anchored Retail; 1.30x for other types.

Closing process typically within 45-60 days from receipt of a complete application from Borrower.

Amortization of 20 to 30-year schedules available on most transactions, subject to underwriting criteria.

Rate lock available upon receipt of complete application, subject to Borrower qualification.

**Bridge, Quick, short term, 14 days or less funding available for certain projects**

\* The interest rates quoted above will increase slightly to mitigate underwriting constraints

\* This Rate Sheet is intended for discussion purposes only