

# CapAlert

Latest Debt Market Information on Terms and Rates

## U.S. Economy Gains Strength, Interest Rates on the Move

Earning reports continue to take center stage as robust earnings provide evidence of the U.S. economy's strength. With the economy generating steady gains and the unemployment rate at its lowest since 2001, interest rates have moved north. This week alone, the 10-year Treasury has increased 8 basis points to 2.46%, a level not seen since March. Adding to the upward pressure on rates is speculation about the Federal Reserve's next leader and plans to reduce the government's balance sheet.

Index Rate	
3-Year Swap	1.96%
5-Year Swap	2.13%
7-Year Swap	2.24%
10-Year Swap	2.39%
5-Year Treasury	2.07%
7-Year Treasury	2.30%
10-Year Treasury	2.46%
Prime	4.25%



\*Prime Updated Once Daily

### Multifamily Loan Programs Greater Than \$5 Million

Fixed Rate	Agency Lenders		Portfolio Lenders*	
	Term	LTV	LTV	Interest Rates
	5 Yr.	55 to 80%	55 to 75%	3.60% to 4.20%
	7 Yr.	55 to 80%	55 to 75%	3.80% to 4.20%
	10 Yr.	55 to 80%	55 to 75%	4.00% to 4.50%

\*Rates indicative of national average, Act/360

### Multifamily Loan Programs Less Than \$5 Million

Fixed Rate	Agency Lenders		Portfolio Lenders*	
	Term	LTV	LTV	Interest Rates
	5 Yr.	55 to 80%	55 to 75%	3.60% to 4.15%
	7 Yr.	55 to 80%	55 to 75%	3.80% to 4.40%
	10 Yr.	55 to 80%	55 to 75%	4.10% to 4.80%

\*Rates indicative of national average, Act/360

## Commercial Loan Programs

Fixed Rate	Portfolio Lenders*	
Term	LTV	Interest Rates
5 Yr.	55 to 75%	3.95% to 4.50%
7 Yr.	55 to 75%	4.10% to 4.75%
10 Yr.	55 to 75%	4.16% to 4.99%
15/15	55 to 75%	4.09% to 5.00%



## Bridge Financing

Bridge Floating	LTV	Spread Over Libor
Stabilized	65%	250 to 425
Re-Position	80%	300 to 500

\*Portfolio Lenders include Banks, Life Insurance Companies and Credit Unions

## Recent Transactions

Multifamily & Retail Portfolio	STNL	Shopping Community	Office
New York, NY \$36,300,000 4.125% Fixed 12-yr term / 30-yr amort.	San Jose, CA \$7,035,985 4.15% Fixed 10-yr term / 25-yr amort.	Queen Creek, AZ \$5,500,000 4.10% Fixed 7-yr term / 30-yr amort.	San Diego, CA \$4,980,000 4.50% Fixed for 10-yr 13-yr term / 30-yr amort.

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