



## The Banker's Mortgage Conduit

1099 North Street, White Plains, New York 10605 800-650-2627

[www.valuexpress.com](http://www.valuexpress.com)

### Indicative CMBS Conduit Loan Rates - \$4 million-\$100 million - Stabilized Properties 10/6/25 (Indicative Only - Each Deal Individually Priced)

#### 10-Year Fixed-Rate Loan Term (25/30 Yr. Amortization)

	LTV/DSCR/DY	Spread Range (1)	SOFR	Rate Range (2)
Multifamily/MHC	75/1.25/8.5	2.15% - 2.40%	3.60%	5.75% - 6.00%
Commercial (3)	75/1.25/8.5	2.15% - 2.40%	3.60%	5.75% - 6.00%
Hotel	70/1.40/12.0	2.40% - 2.65%	3.60%	6.00% - 6.25%
Self-Storage	75/1.35/9.0	2.15% - 2.40%	3.60%	5.75% - 6.00%

10/6/2025 10-Yr SOFR Rate: **3.60%**

SOFR Rate Link: <https://www.chathamfinancial.com/technology/us-market-rates>

(1) Spread and Rate Lower for Low Leverage (50%-60%) Loans (subtract approx. 25 bps)

(2) Rate Locked at Closing, Fixed for 10-Yrs (Early Rate Lock Available)

(3) Retail/Office/Industrial

#### 7-Year Fixed-Rate Loan Term (25/30 Yr. Amortization)

	LTV/DSCR/DY	Spread Range (1)	SOFR	Rate Range (2)
Multifamily/MHC	75/1.25/8.5	2.50% - 3.00%	3.43%	5.93% - 6.43%
Commercial (3)	75/1.25/8.5	2.50% - 3.00%	3.43%	5.93% - 6.43%
Hotel	70/1.40/12.0	2.80% - 3.30%	3.43%	6.23% - 6.73%
Self-Storage	75/1.35/9.0	2.50% - 3.00%	3.43%	5.93% - 6.43%

10/6/2025 7-Yr SOFR Rate: **3.43%**

SOFR Rate Link: <https://www.chathamfinancial.com/technology/us-market-rates>

(1) Spread and Rate Lower for Low Leverage (50%-60%) Loans (subtract approx. 25 bps)

(2) 7-Yr Swap Rate is Interpolated

(3) Rate Locked at Closing, Fixed for 7-Yrs (Early Rate Lock Available)

(4) Retail/Office/Industrial

#### 5-Year Fixed-Rate Loan Term (25/30 Yr. Amortization)

	LTV/DSCR/DY	Spread Range (1)	SOFR	Rate Range (2)
Multifamily/MHC	75/1.25/8.5	2.85% - 3.65%	3.33%	6.18% - 6.98%
Commercial (3)	75/1.25/8.5	2.85% - 3.65%	3.33%	6.18% - 6.98%
Hotel	70/1.40/12.0	3.10% - 3.90%	3.33%	6.43% - 7.23%
Self-Storage	75/1.35/9.0	2.85% - 3.65%	3.33%	6.18% - 6.98%

10/6/2025 5-Yr SOFR Rate: **3.33%**

SOFR Rate Link: <https://www.chathamfinancial.com/technology/us-market-rates>

(1) Spread and Rate Lower for Low Leverage (50%-60%) Loans (subtract approx. 25 bps)

(2) Rate Locked at Closing, Fixed for 5-Yrs (Early Rate Lock Available)

(3) Retail/Office/Industrial

Stabilized Properties Only - No Ground-up Construction

For Unstabilized Properties, contact us for Bridge Loan Programs (No Ground-Up Construction)

LTV: Loan Amount Divided by Appraised Value. A full-narrative MAI appraisal ordered by a CMBS conduit lender from a nationally recognized firm (i.e. CB Richard-Ellis)

DSCR: Annual Underwritten Net Cash Flow (w/vacancy & reserves) divided by annual mortgage payment based on estimated interest rate and amortization schedule

Debt Yield: Underwritten Net Cash Flow (w/vacancy & reserves) divided by Loan Amount

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