

# CAPALERT

Marcus & Millichap  
Capital Corporation

Latest Debt Market Information on Terms and Rates

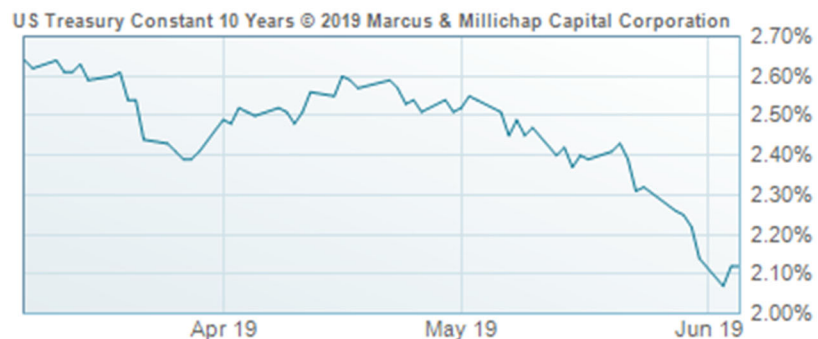
June 6, 2019

## Fed Open to Easier Policy

To no great surprise, U.S. Treasuries continue to perform well on speculation that major central banks will keep a dovish stance as trade wars jeopardize global growth. Just this week, Chairman Powell let the markets know he is open to easier policy amid trade tensions. And as trade tensions weigh on the economy and spur bets on rate cuts, Friday's jobs report will be especially scrutinized for signs of cracks in the world's largest economy. The 10-year Treasury yield currently sits at 2.12%, down 34 basis points from a month ago and 85 basis points from a year ago.

### Index Rate

3-Year Swap	1.88%
5-Year Swap	1.95%
7-Year Swap	1.99%
10-Year Swap	2.11%
5-Year Treasury	1.87%
7-Year Treasury	1.99%
10-Year Treasury	2.12%
Prime	5.50%



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

#### Fixed Rate

#### Agency Lenders

#### Portfolio Lenders\*

#### Term

5 Yr.

#### LTV

55 to 80%

#### Interest Rates

From 3.51%

#### LTV

55 to 75%

#### Interest Rates

3.80% to 4.30%

7 Yr.	55 to 80%	3.77% to 4.12%	55 to 75%	3.88% to 4.50%
10 Yr.	55 to 80%	3.86% to 4.16%	55 to 75%	3.95% to 4.80%

*\*Rates indicative of national average, Act/360*

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

Fixed Rate			Portfolio Lenders*	
	Agency Lenders			
Term	LTV	Interest Rates	LTV	Interest Rates
5 Yr.	55 to 80%	3.44% to 4.78%	55 to 75%	3.80% to 4.20%
7 Yr.	55 to 80%	3.75% to 4.77%	55 to 75%	3.88% to 4.40%
10 Yr.	55 to 80%	3.76% to 4.93%	55 to 75%	3.95% to 4.50%

*\*Rates indicative of national average, Act/360*

### Commercial Loan Programs

Fixed Rate	Portfolio Lenders*	
Term	LTV	Interest Rates
5 Yr.	55 to 75%	4.00% to 4.75%
7 Yr.	55 to 75%	4.10% to 4.80%
10 Yr.	55 to 75%	4.25% to 5.00%
15/15	55 to 75%	5.00% to 5.25%

### Bridge Financing

Bridge Floating	LTV	Spread Over Libor
Stabilized	65%	250 to 400
Re-Position	80%	300 to 500



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

## Recent Transactions

**Multifamily**  
Los Angeles, CA  
\$21,350,000

**Multifamily**  
New Castle, PA  
\$10,500,000

**Shopping Strip**  
Parkland, FL  
\$8,480,000

**STNL**  
Gilbert, AZ  
\$5,924,742

4.22% Fixed

4.44% Fixed

4.82% Fixed

4.625% Fixed

3-yr term I.O.

24-yr term/24-yr amort.

5-yr term I.O.

10-yr term/25-yr amort.

30-yr term/30-yr amort.

5-yr term

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