

Rates & Market Updates

April 16, 2018

INDEX	RATE	INDEX	AVG.	INDEX	RATE	INDEX	RATE
5-Year U.S. Treasury	2.697%	DOW	24,565	1-Month LIBOR	1.895%	5-Year SWAP	2.825%
10-Year U.S. Treasury	2.849%	S&P 500	2,674	3-Month LIBOR	2.353%	7-Year SWAP	2.847%
30-Year U.S. Treasury	3.050%	NASDAQ	7,140	Prime Rate*	4.750%	10-Year SWAP	2.880%

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TERM	INSURANCE RATE	FANNIE MAE RATE	FREDDIE MAC RATE	BBTREF RATE	HUD 223(a)(7)	HUD 223(f)	HUD 221(d)(4)
5-Year Fixed	4.05% - 4.20%	4.82% - 5.38%	4.29% - 4.86%	4.51% +/-	CALL	CALL	CALL
7-Year Fixed	4.10% - 4.50%	4.68% - 5.24%	4.10% - 4.67%	4.68% +/-	CALL	CALL	CALL
10-Year Fixed	4.20% - 4.70%	4.69% - 5.29%	4.13% - 4.68%	4.82% +/-	CALL	CALL	CALL
15/20-Year Fixed	CALL	4.83% - 5.44%	CALL	CALL	CALL	CALL	CALL
35/40-Year Fixed	N/A	N/A	N/A	N/A	CALL	CALL	CALL

Indicative Rates | Data Sources: Fannie Mae, Freddie Mac, BB&T Real Estate Funding Stabilized Fixed Rate, FHA/HUD; as of 4-16-18. *BB&T

The Week Ahead

Industry News

- [Situs 1Q 2018 Flash Report: A Preliminary Look At Institutional Investment Conditions](#)

INVESTMENT CONDITIONS BY PROPERTY TYPE

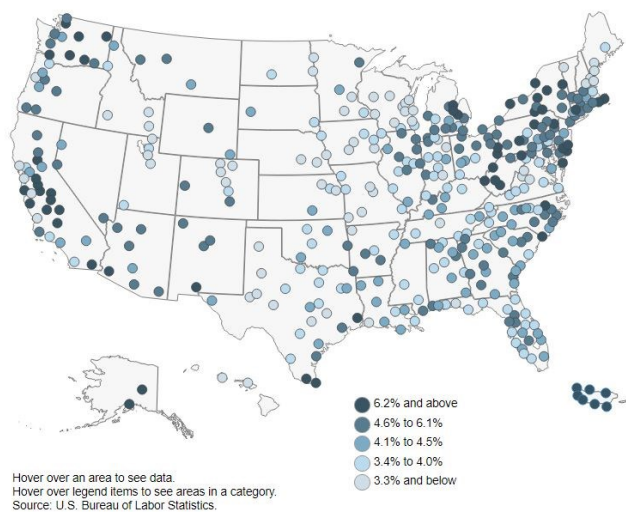
INVESTMENT CONDITIONS				
	1Q 2016	1Q 2017	4Q 2017	1Q 2018
Office - CBD	5.9	6.4	5.6	6.3
Office - Suburban	4.9	5.6	5.1	5.0
Industrial - Warehouse	6.4	7.2	6.7	6.7
Industrial - R&D	5.1	5.9	5.6	5.0
Industrial - Flex	5.7	5.6	5.8	5.0
Retail - Regional Mall	4.9	5.1	5.3	4.5
Retail - Power Center	5.1	5.2	5.3	5.3
Retail - Neighborhood	6.4	5.8	6.1	5.3
Apartment	5.5	6.1	5.9	6.3
Student Housing	5.3	5.2	5.8	5.5
Hotel	5.4	5.5	5.0	5.0

Source Situs RERC Investment Survey (preliminary data), 1Q 2018.

- [Macroeconomic Signs For CRE](#)
- [Gotham Seeing Huge Influx Of Retailers From Asia, And NYC Is Only The Beginning](#)
- [Stocks Ended A Positive Week](#)
- [House Speaker Paul Ryan To Retire](#)
- [CBO Sees Ballooning U.S. Deficit](#)
- [Simmering Tensions...Syria, Russia Iran](#)
- [Two More Rate Increases This Year, Flatter Path In 2019, 2020, Fed's Kaplan Says](#)
- [Multifamily Developers Want Robust, Vital Downtowns](#)
- [Triple Net Lease Cap Rates Drop Again](#)
- [Most Warehouses In U.S. Inadequate For E-Commerce Distribution](#)
- [A Tussle Is Emerging Between Underwriters](#)
- [The "Flattening Yield Curve" Is Back](#)

- [Grandbridge Seniors Housing And Healthcare Finance Group Recent Closing](#)
- [Fannie Mae's Jeffery Hayward Talks Affordable Housing, Millennials and Zoning](#)
- [Investor Outlook Remains Stable For Office Sector](#)
- [The World's Hottest Shopping City Is Becoming A Ghost Town](#)
- [Prices Keep Rising For Apartment Properties, Forcing Investors Into Smaller Markets](#)
- [Former NBA Superstar Shaquille O'Neal Opens \\$79M 'Shaq Towers' Apartment Complex](#)
- [A Recession Is Coming: What Commercial Real Estate Owners Should Do Now](#)
- [Retail Defaults Hit A Record High In The First Quarter, Says Moody](#)
- [The Country's Food Hall Appetite Is Growing](#)
- [Most Metros Enjoying Lower Unemployment Than A Year Ago](#)

Metropolitan area unemployment rates, February 2018, not seasonally adjusted



Pricing for a specific real estate project will depend on many factors, including asset quality, LTV, property cash flow, loan size, sponsorship and loan structure. The included rate table is based on current market conditions and is subject to change. Loans are subject to credit approval. Equal Housing Lender.