

Rates & Market Updates

July 9, 2018

INDEX	RATE	INDEX	AVG.	INDEX	RATE	INDEX	RATE
5-Year U.S. Treasury	2.745%	DOW	24,684	1-Month LIBOR	2.086%	5-Year SWAP	2.900%
10-Year U.S. Treasury	2.849%	S&P 500	2,771	3-Month LIBOR	2.331%	7-Year SWAP	2.906%
30-Year U.S. Treasury	2.95%	NASDAQ	7,708	Prime Rate	5.00%	10-Year SWAP	2.929%

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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% - 4.30%	4.86% - 5.42%	4.42% - 4.90%	4.46% +/-	CALL	CALL	CALL
7-Year Fixed	4.25% - 4.55%	4.70% - 5.26%	4.21% - 4.69%	4.68% +/-	CALL	CALL	CALL
10-Year Fixed	4.30% - 4.75%	4.78% - 5.38%	4.21% - 4.67%	4.86% +/-	CALL	CALL	CALL
15/20-Year Fixed	4.45% - 4.95%	4.95% - 5.58%	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 7-9-18.

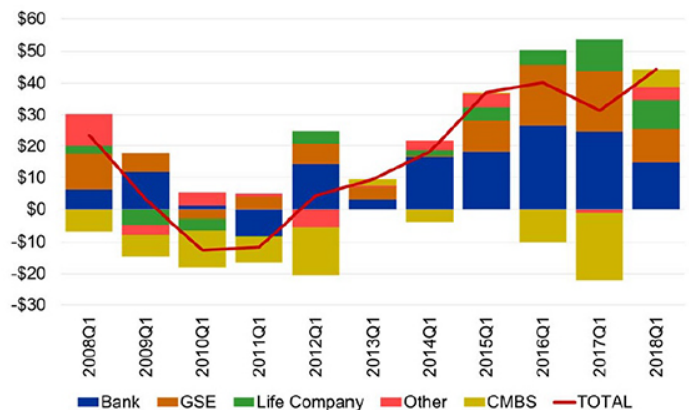
The Week Ahead

Industry News

- 'Strong Job Creation, Disappointing Earnings Growth': Economists React To June Jobs Report On Twitter

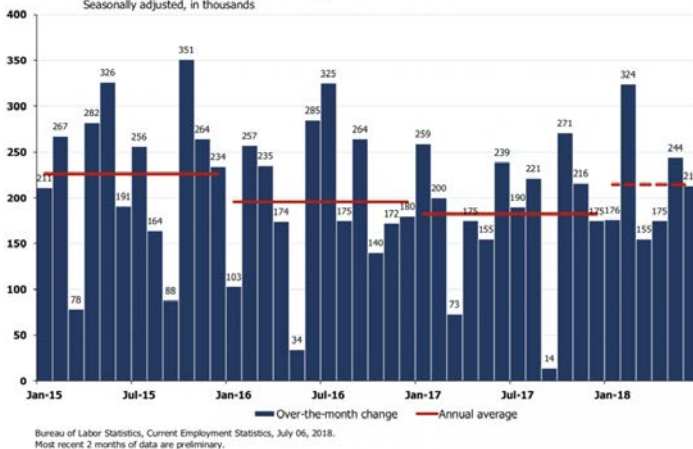
- CRE Transparency Improves Globally: U.S. 'Most Transparent'
- Grandbridge Closes \$5 Million Loan For Pair Of Retail Properties In Minnesota
- Anchor Closures Have Landlords Eliminating Retailer Escape Clauses
- CRE CLOs Are Back – Here's What You Need To Know
- Disruptive Technology Is Shaping A New Future For Multifamily
- Commercial Real Estate Pricing Rose For Fifth Straight Month
- With Strong Jobs, Office Sector Gets Noticed
- Commercial/Multifamily Mortgage Debt at \$3.21T In Q1
- Q1 Changes In Commercial/Multifamily Mortgage Debt Outstanding

Q1 Changes in Commercial and Multifamily Mortgage Debt Outstanding (\$millions)



- Class C Is now Cream Of The Multifamily Crop
- More Mortgages For Manufactured Homes Could Mean More Affordable Housing
- Life Insurers' Strong Commercial Mortgage Performance Likely To Continue
- Rents Appreciate At Faster Rate In ¾ Of Nation's Largest Markets
- CMBS Market In 'Dog Years'

Employment in total nonfarm
Over-the-month change, January 2015–June 2018
Seasonally adjusted, in thousands



- U.S. Retail Absorption Suffers Worst Quarter Since Recession
- The Five Most Important Numbers From The June Jobs Report
- Will June Jobs Outrun Trade War Turmoil?
- Positioning For The Credit Cycle Turn
- The U.S. High-Grade Bond Market
- Goldman Says Buy Commodities As Clock Ticks Toward Trade War
- Currency Over/Undervaluation V Exports To U.S.
- Fed Expects To Keep Raising Rates, Ending Years Of Stimulus
- Top 20 Most Expensive Office Markets
- Mall Tenants Had An Out When Giants Like Macy's Left – Now Landlords Bar The Door
- U.S. Data: Fireworks Not Just On July 4th
- State Of The Nation's Housing 2018
- Tax Incentives For Affordable Multifamily Housing
- What Markets Are At Risk Of Multifamily Supply Overload?



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.