

Market Update

CRE Interest Rates & Market Index Trends

December 3, 2024

CONTENTS

Current Interest Rates by Product Type

Multifamily Interest Rate Trends

Industrial Interest Rate Trends

Retail Interest Rate Trends

Office Interest Rate Trends

UST Bond Trend

SOFR Trend

UST & SOFR Forward Curve

Fed Funds Rate Trend & Target Rate Probabilities

Corporate Bond Trends

US Inflation Trend



Structured Finance Advisory Group

www.realcapitalx.com

Capital Markets *Live*

Colliers Structured Finance Advisory Group is a leading global capital markets platform specializing in debt and equity placement and advisory services for commercial real estate investments nationwide. Leveraging over \$20B in transactional experience, unmatched technical expertise, long-standing industry relationships and proprietary technology, we deliver outlier capital markets solutions to optimize real estate investment opportunities across all asset classes.

December 3, 2024

MULTIFAMILY

Fixed Rate

INSURANCE & BANK

Term	LTV	Interest Rates
5-YR	50%-55%	5.54% - 5.84%
5-YR	60%-65%	5.84% - 6.14%
10-YR	50%-55%	5.65% - 5.95%
10-YR	60%-65%	5.95% - 6.25%

CMBS

Term	LTV	Interest Rates
5-YR	50%-55%	6.15% - 6.45%
5-YR	60%-65%	6.45% - 6.75%
10-YR	50%-55%	5.95% - 6.25%
10-YR	60%-65%	6.25% - 6.55%

AGENCY

Term	LTV	Interest Rates
5-YR	50%-55%	5.62% - 6.02%
5-YR	60%-65%	5.82% - 6.22%
5-YR	70%-80%	6.36% - 6.76%
10-YR	50%-55%	5.53% - 5.93%
10-YR	60%-65%	5.73% - 6.13%
10-YR	70%-80%	5.93% - 6.33%

INDUSTRIAL

Fixed Rate

INSURANCE & BANK

Term	LTV	Interest Rates
5-YR	50%-55%	5.54% - 5.84%
5-YR	60%-65%	5.84% - 6.14%
10-YR	50%-55%	5.65% - 5.95%
10-YR	60%-65%	5.95% - 6.25%

CMBS

Term	LTV	Interest Rates
5-YR	50%-55%	6.15% - 6.45%
5-YR	60%-65%	6.45% - 6.75%
10-YR	50%-55%	5.95% - 6.25%
10-YR	60%-65%	6.25% - 6.55%

BRIDGE FINANCING

BANK

Term	LTV	Rate (Floating)
3-5 YR	50%-55%	7.89% - 8.39%
3-5 YR	60%-65%	8.39% - 8.89%

OFFICE

Fixed Rate

INSURANCE & BANK

Term	LTV	Interest Rates
5-YR	50%-55%	6.49% - 6.79%
5-YR	60%-65%	6.79% - 7.09%
10-YR	50%-55%	6.60% - 6.90%
10-YR	60%-65%	6.90% - 7.20%

CMBS

Term	LTV	Interest Rates
5-YR	50%-55%	7.10% - 7.40%
5-YR	60%-65%	7.40% - 7.70%
10-YR	50%-55%	6.90% - 7.20%
10-YR	60%-65%	7.20% - 7.50%

DEBT FUND

Term	LTV	Rate (Floating)
3-5 YR	60%-65%	8.14% - 8.64%
3-5 YR	70%-75%	8.64% - 9.14%

RETAIL

Fixed Rate

INSURANCE & BANK

Term	LTV	Interest Rates
5-YR	50%-55%	5.74% - 6.04%
5-YR	60%-65%	6.04% - 6.34%
10-YR	50%-55%	5.85% - 6.15%
10-YR	60%-65%	6.15% - 6.45%

CMBS

Term	LTV	Interest Rates
5-YR	50%-55%	6.35% - 6.65%
5-YR	60%-65%	6.65% - 6.95%
10-YR	50%-55%	6.15% - 6.45%
10-YR	60%-65%	6.45% - 6.75%

Note

The interest rates noted herein are based on current market averages and can vary widely based on specific property profiles and geographic markets.

[Learn More](#)

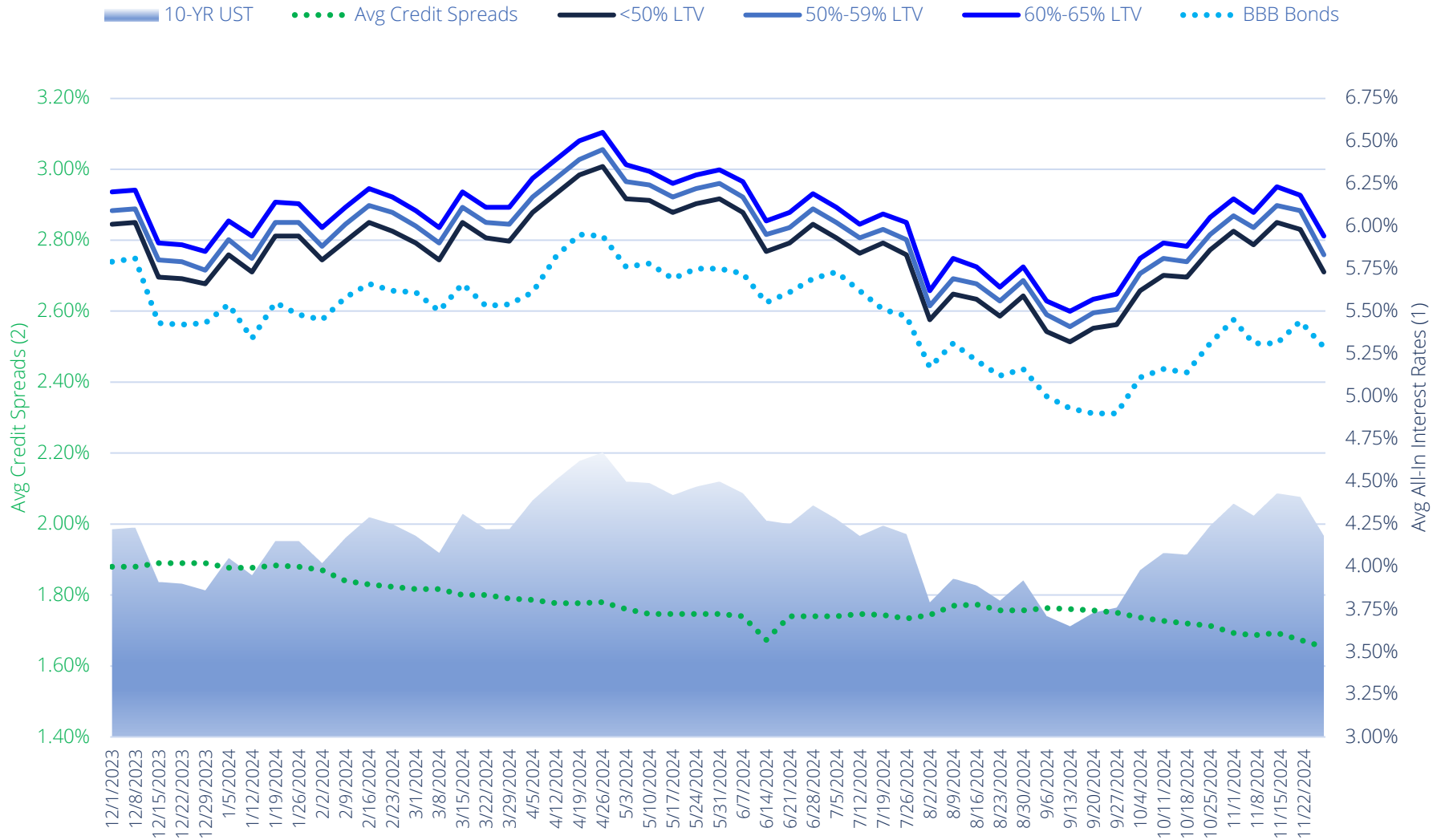
JEREMY THORNTON
Executive Vice President
+1 310 200 7676
Jeremy.Thornton@colliers.com

NICOLE SAYERS
Senior Vice President
+1 916 844 5450
Nicole.Sayers@colliers.com

ANDREW GIBSON
Senior Vice President
+1 415 288 7802
Andrew.Gibson@colliers.com

LAUREN SMYLE
Associate Vice President
+1 858 224 9001
Lauren.Smyle@colliers.com

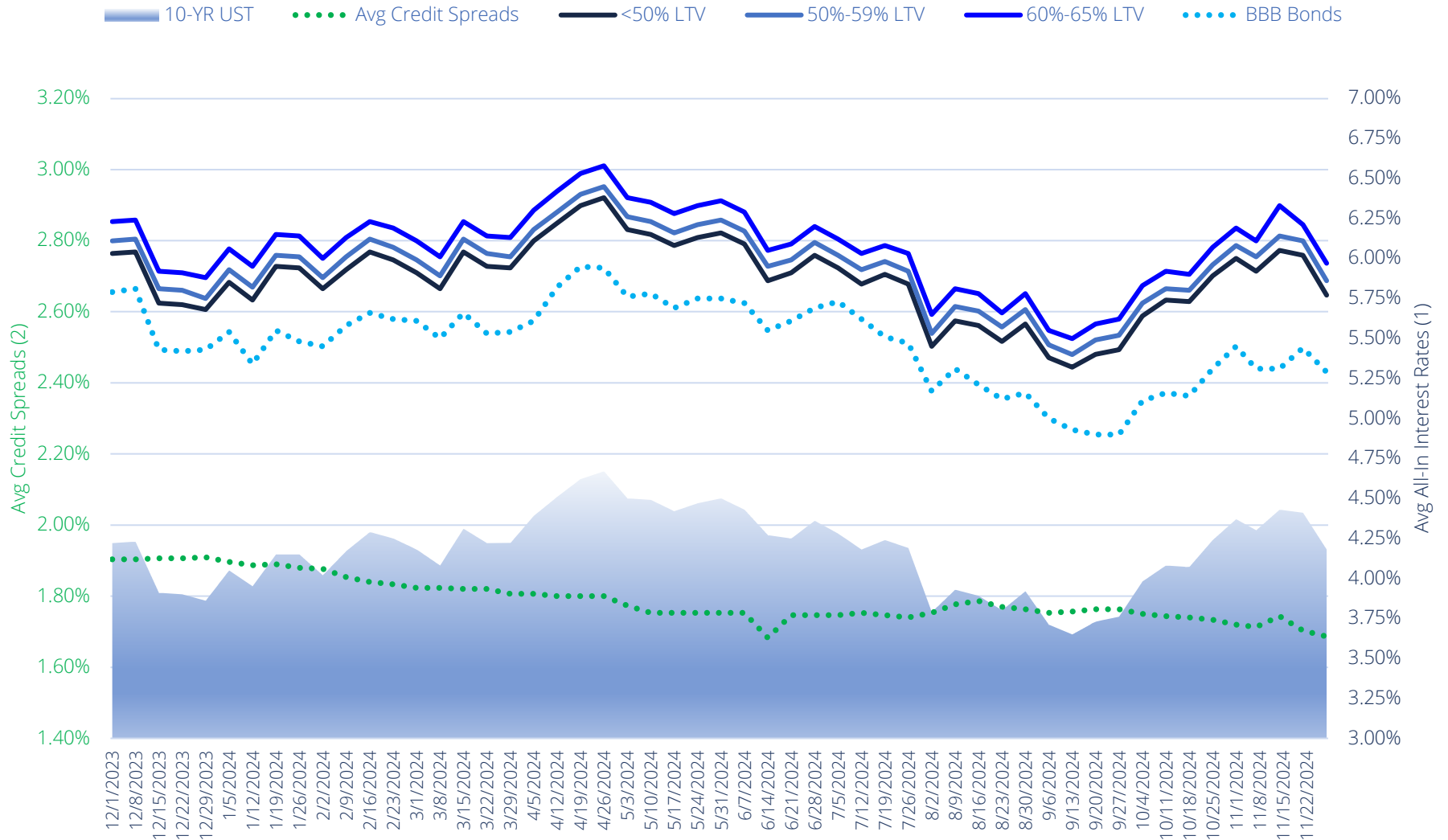
Multifamily | All-in Interest Rates (Dec 2023 - Nov 2024)



(1) All-in interest rates are based on 10-day trailing averages of reported 10-year fixed rate balance sheet loans aggregated by product type. Adjustments to the reported rates are likely necessary for the purpose of marking debt to market to account for loan and property specifics.

(2) "Avg Credit Spreads" reflect the average of all referenced leverage scenarios.

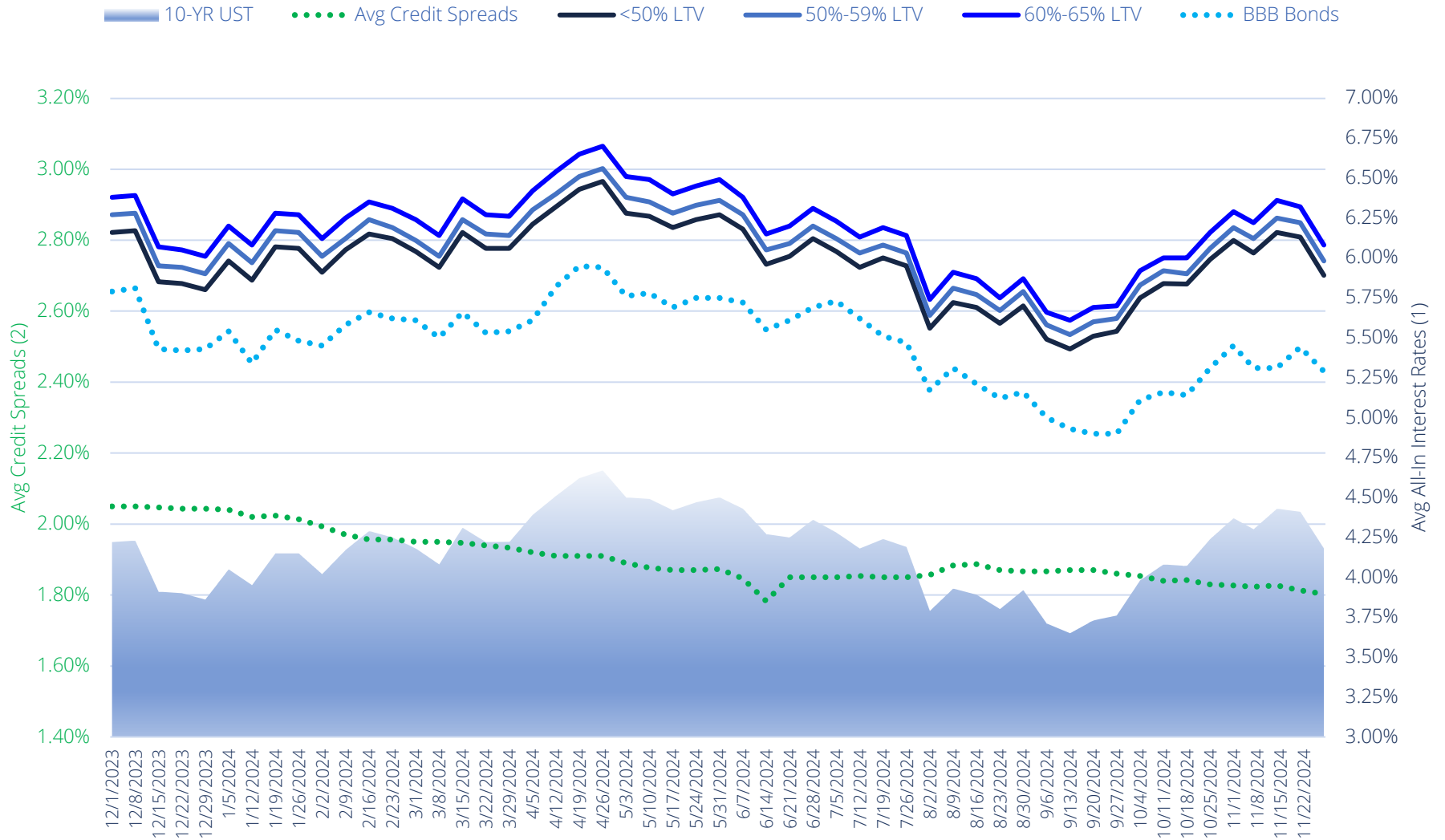
Industrial | All-in Interest Rates (Dec 2023 - Nov 2024)



(1) All-in interest rates are based on 10-day trailing averages of reported 10-year fixed rate balance sheet loans aggregated by product type. Adjustments to the reported rates are likely necessary for the purpose of marking debt to market to account for loan and property specifics.

(2) "Avg Credit Spreads" reflect the average of all referenced leverage scenarios.

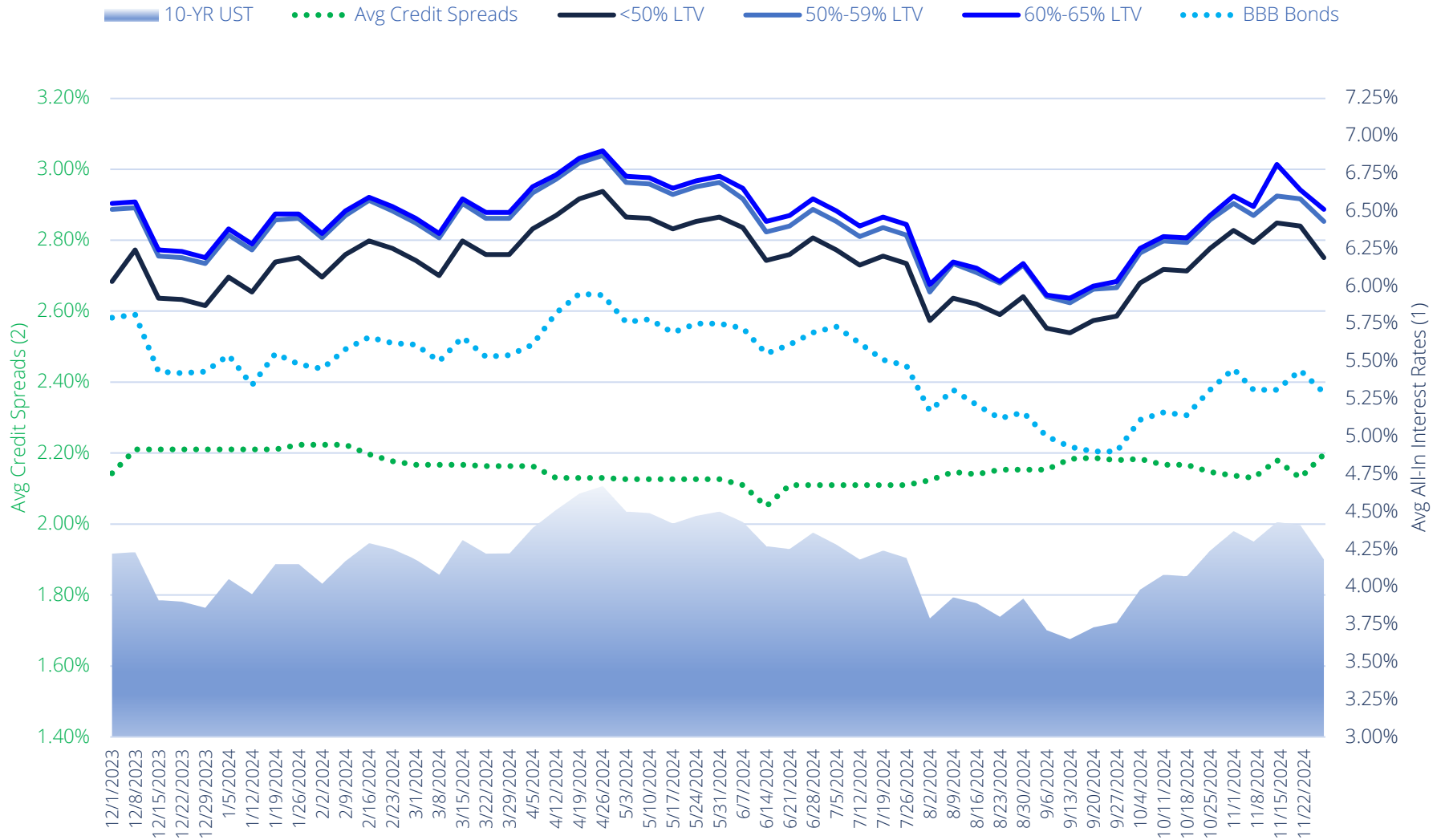
Retail | All-in Interest Rates (Dec 2023 - Nov 2024)



(1) All-in interest rates are based on 10-day trailing averages of reported 10-year fixed rate balance sheet loans aggregated by product type. Adjustments to the reported rates are likely necessary for the purpose of marking debt to market to account for loan and property specifics.

(2) "Avg Credit Spreads" reflect the average of all referenced leverage scenarios.

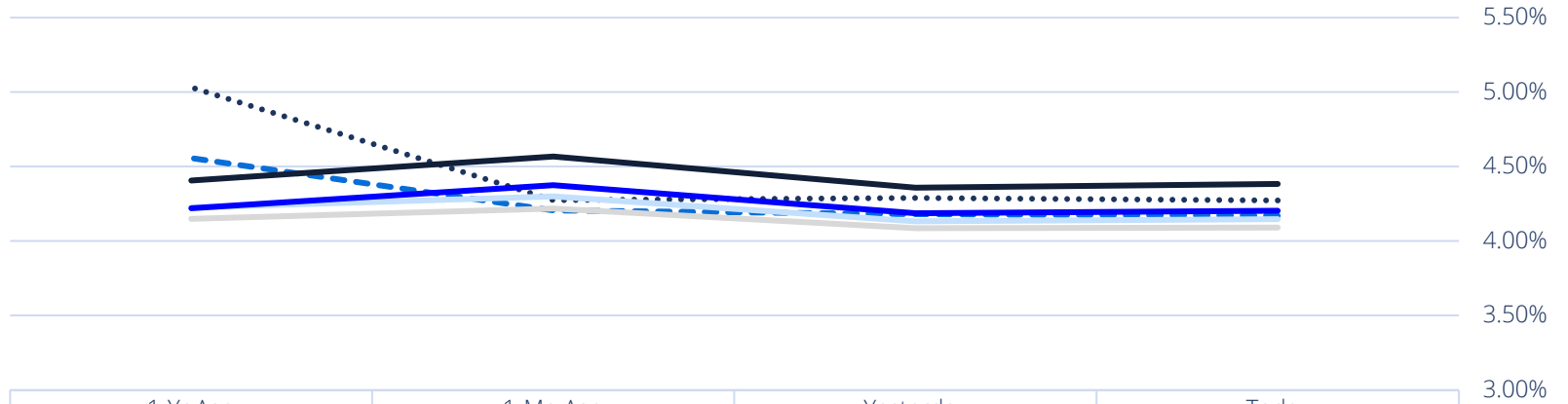
Office | All-in Interest Rates (Dec 2023 - Nov 2024)



(1) All-in interest rates are based on 10-day trailing averages of reported 10-year fixed rate balance sheet loans aggregated by product type. Adjustments to the reported rates are likely necessary for the purpose of marking debt to market to account for loan and property specifics.

(2) "Avg Credit Spreads" reflect the average of all referenced leverage scenarios.

UST Yield Trend (Dec 2023 - Dec 2024)

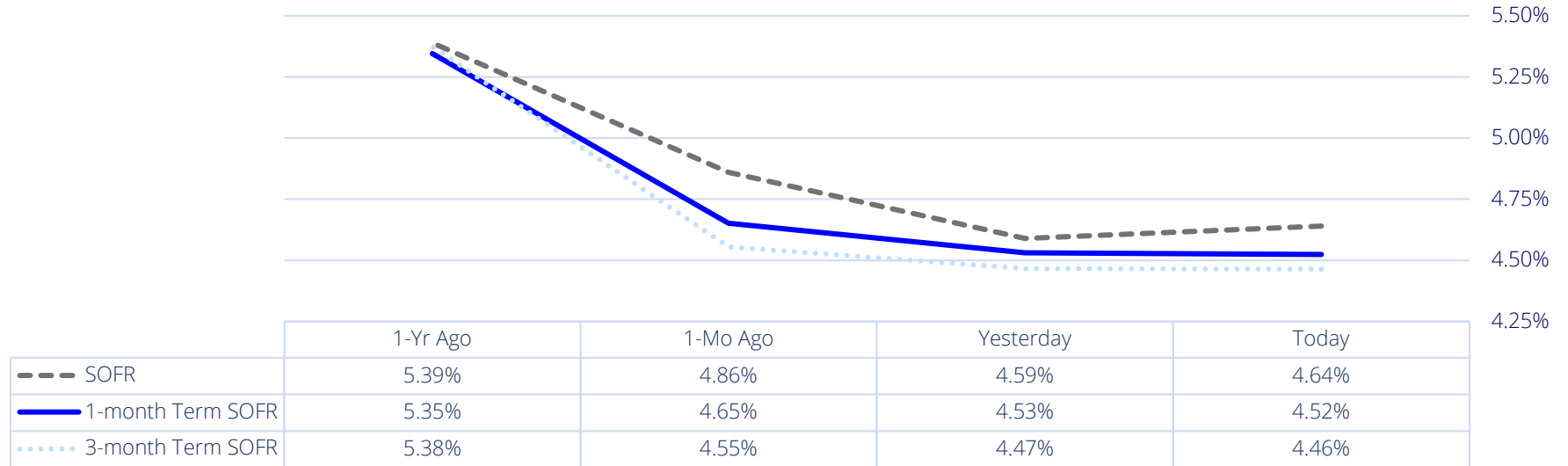


	1-Yr Ago	1-Mo Ago	Yesterday	Today
..... 1 Year	5.03%	4.27%	4.29%	4.27%
- - - - 2 Year	4.56%	4.21%	4.18%	4.17%
———— 5 Year	4.15%	4.22%	4.09%	4.09%
———— 7 Year	4.23%	4.30%	4.13%	4.15%
———— 10 Year	4.22%	4.38%	4.19%	4.20%
———— 30 Year	4.41%	4.57%	4.36%	4.38%

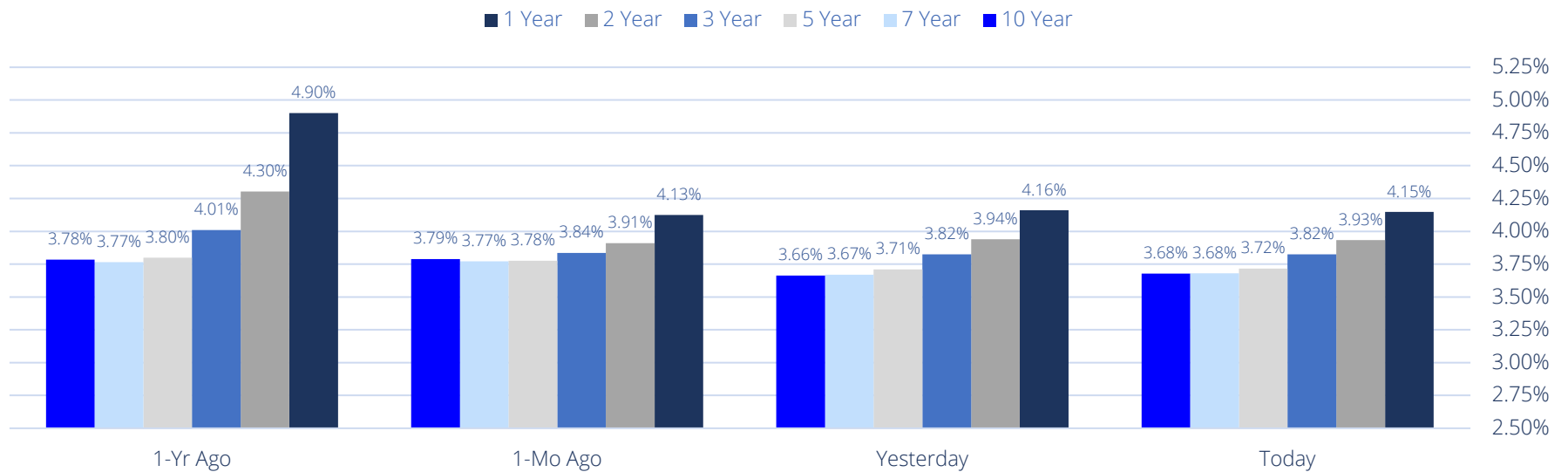
UST Yield Curve (as of 12/3/2024)



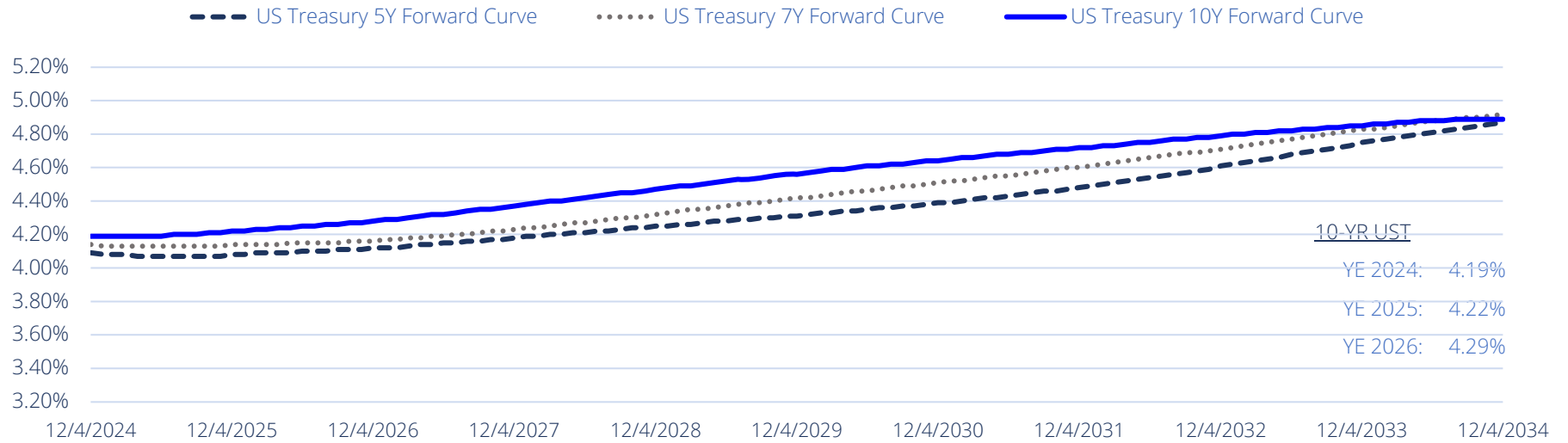
SOFR Trend (Dec 2023 - Dec 2024)



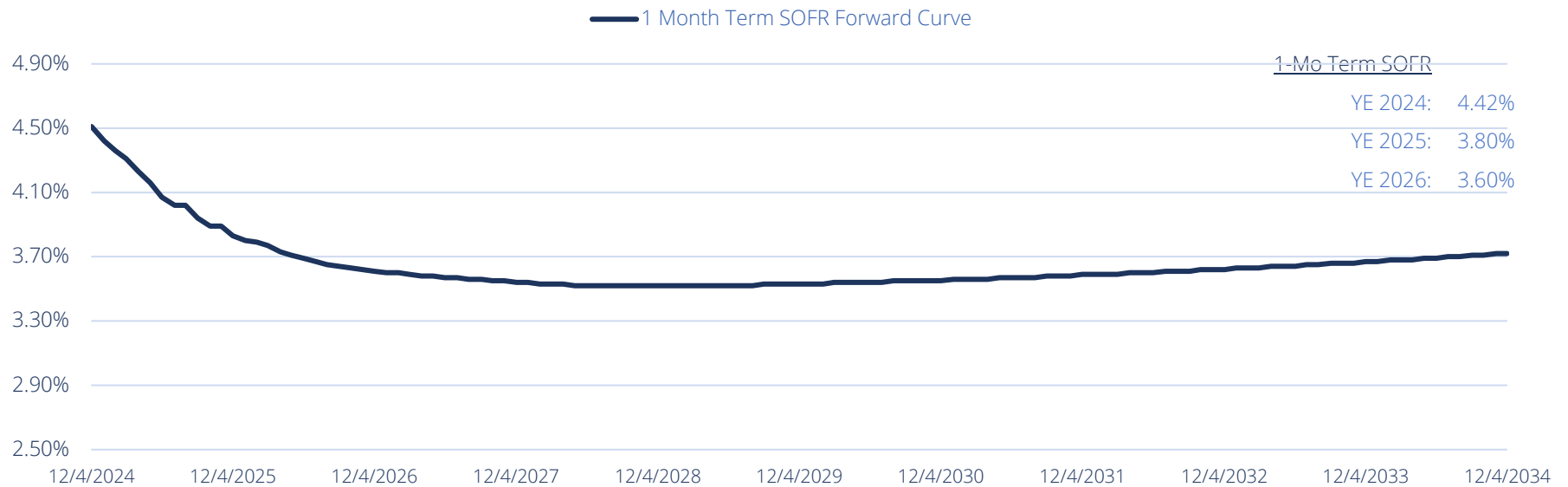
1-Month Term SOFR Swaps Trend (Dec 2023 - Dec 2024)



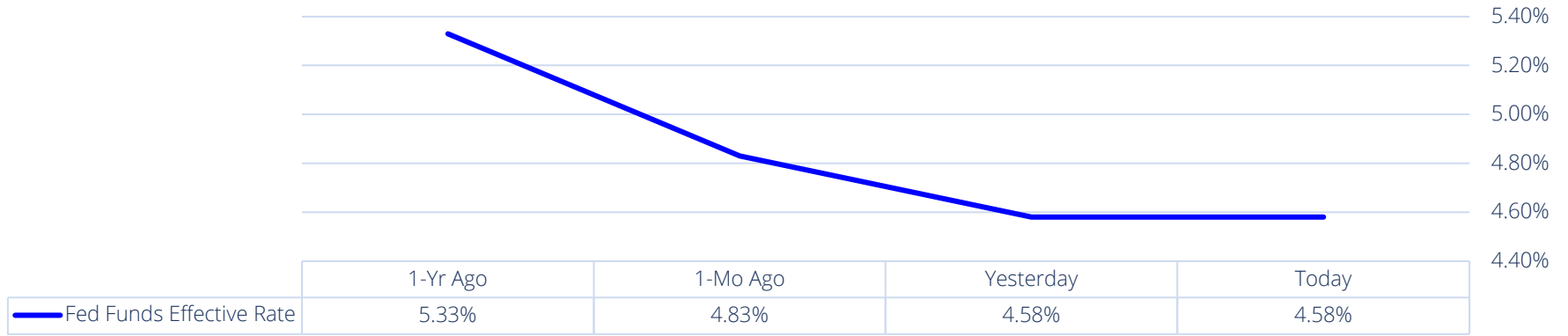
UST Forward Curve (Dec 2024 - Dec 2034)



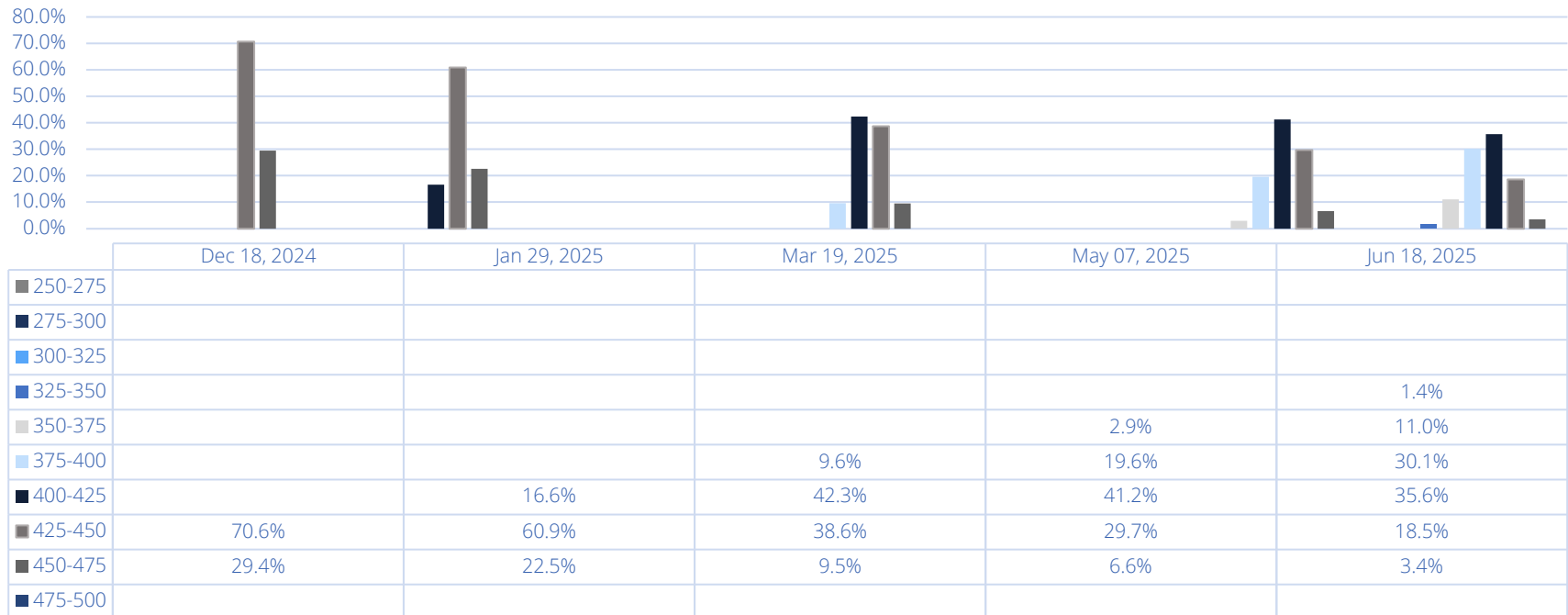
1-Month Term SOFR Forward Curve (Dec 2024 - Dec 2034)



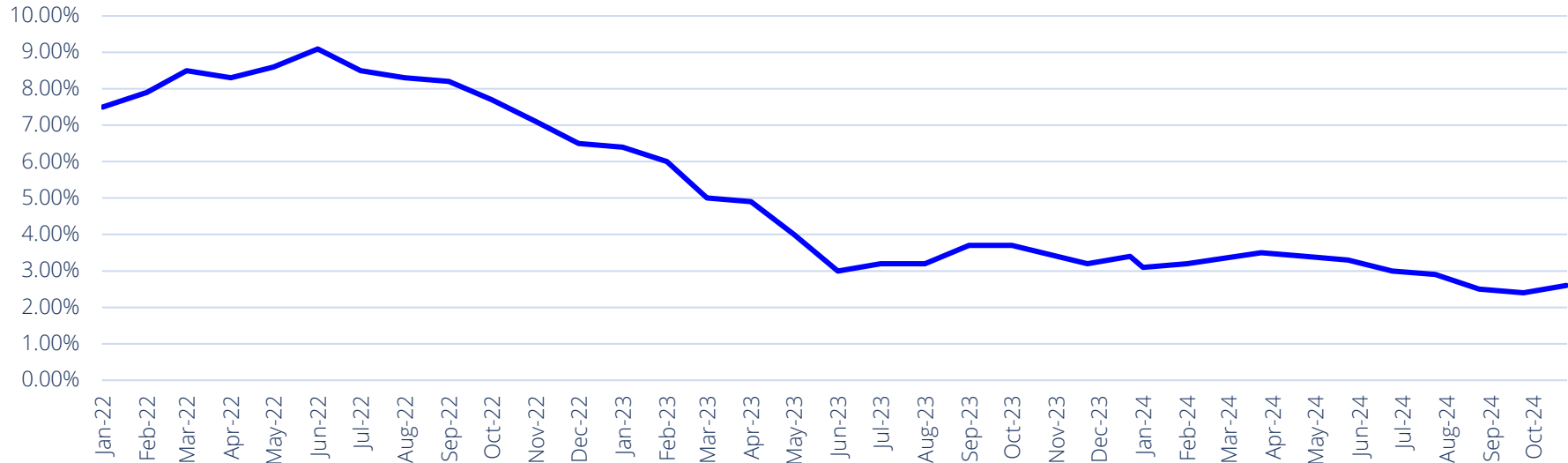
Fed Funds Rate Trend (Dec 2023 - Dec 2024)



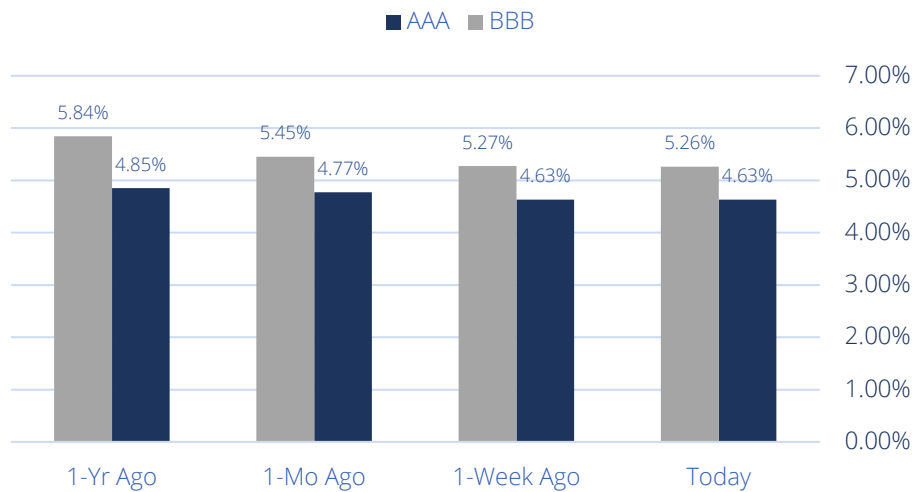
Fed Funds Target Rate Prabalities (as of 12/3/2024)



US Inflation Rate (Jan 2022 - Oct 2024)



Corporate Bond Yields (Dec 2024 - Dec 2023)



SOFR Cap Cost Estimates

Notional \$25,000,000

Strike Rate	1 Year	2 Year	3 Year	4 Year
1.00%	\$804,000	\$1,459,000	\$2,068,000	\$2,651,000
1.50%	\$681,000	\$1,223,000	\$1,727,000	\$2,212,000
2.00%	\$559,000	\$992,000	\$1,397,000	\$1,792,000
2.50%	\$439,000	\$769,000	\$1,085,000	\$1,400,000
3.00%	\$321,000	\$560,000	\$800,000	\$1,046,000
3.50%	\$205,000	\$370,000	\$525,000	\$711,000
4.00%	\$104,000	\$197,000	\$315,000	\$453,000
4.50%	\$39,000	\$93,000	\$177,000	\$281,000
5.00%	\$24,000	\$56,000	\$115,000	\$194,000
5.50%	\$22,000	\$41,000	\$82,000	\$142,000



Structured Finance
Advisory Group

www.realcapitalx.com



\$20B+
In Transactions

Jeremy Thornton

Executive Vice President
Jeremy.Thornton@colliers.com
+1 310 200 7676

Nicole Sayers

Senior Vice President
Nicole.Sayers@colliers.com
+1 916 844 5450

Andrew Gibson

Senior Vice President
Andrew.Gibson@colliers.com
+1 719 330 0377

Lauren Smyle

Associate Vice President
Lauren.Smyle@colliers.com
+1 858 224 9001