

Market Report

MARKET INTEREST RATE & INDEX TRENDS

January 31, 2023

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DEBT & EQUITY

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Interest Rates by Product Type

Colliers Debt & Equity is a leading global capital markets platform specializing in debt and equity placement and advisory services for commercial real estate investments nationwide. Leveraging over \$16B 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.

January 31, 2023

MULTIFAMILY		
Fixed Rate		
INSURANCE & BANK		
Term	LTV	Interest Rates
5-YR	50%-55%	5.47% - 5.77%
5-YR	60%-65%	5.6% - 5.9%
10-YR	50%-55%	5.36% - 5.66%
10-YR	60%-65%	5.49% - 5.79%
CMBS		
Term	LTV	Interest Rates
5-YR	50%-55%	5.75% - 6.05%
5-YR	60%-65%	5.95% - 6.25%
10-YR	50%-55%	5.7% - 6%
10-YR	60%-65%	5.9% - 6.2%
AGENCY		
Term	LTV	Interest Rates
5-YR	50%-55%	5.96% - 6.46%
5-YR	60%-65%	6.16% - 6.66%
5-YR	70%-80%	6.36% - 6.86%
10-YR	50%-55%	5.6% - 6.1%
10-YR	60%-65%	5.8% - 6.3%
10-YR	70%-80%	6% - 6.5%

INDUSTRIAL		
Fixed Rate		
INSURANCE & BANK		
Term	LTV	Interest Rates
5-YR	50%-55%	5.47% - 5.77%
5-YR	60%-65%	5.63% - 5.93%
10-YR	50%-55%	5.36% - 5.66%
10-YR	60%-65%	5.52% - 5.82%
CMBS		
Term	LTV	Interest Rates
5-YR	50%-55%	5.6% - 5.9%
5-YR	60%-65%	5.8% - 6.1%
10-YR	50%-55%	5.55% - 5.85%
10-YR	60%-65%	5.75% - 6.05%

BRIDGE FINANCING		
BANK		
Term	LTV	Rate (Floating)
3-5 YR	50%-55%	6.8% - 7.1%
3-5 YR	60%-65%	7.55% - 7.85%
DEBT FUND		
Term	LTV	Rate (Floating)
3-5 YR	60%-65%	8.55% - 8.85%
3-5 YR	70%-75%	9.3% - 9.6%

OFFICE		
Fixed Rate		
INSURANCE & BANK		
Term	LTV	Interest Rates
5-YR	50%-55%	5.76% - 6.06%
5-YR	60%-65%	5.9% - 6.2%
10-YR	50%-55%	5.65% - 5.95%
10-YR	60%-65%	5.79% - 6.09%
CMBS		
Term	LTV	Interest Rates
5-YR	50%-55%	5.79% - 6.09%
5-YR	60%-65%	5.99% - 6.29%
10-YR	50%-55%	5.74% - 6.04%
10-YR	60%-65%	5.94% - 6.24%

RETAIL		
Fixed Rate		
INSURANCE & BANK		
Term	LTV	Interest Rates
5-YR	50%-55%	5.7% - 6%
5-YR	60%-65%	5.79% - 6.09%
10-YR	50%-55%	5.59% - 5.89%
10-YR	60%-65%	5.68% - 5.98%
CMBS		
Term	LTV	Interest Rates
5-YR	50%-55%	5.83% - 6.13%
5-YR	60%-65%	6.03% - 6.33%
10-YR	50%-55%	5.78% - 6.08%
10-YR	60%-65%	5.98% - 6.28%

Note

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

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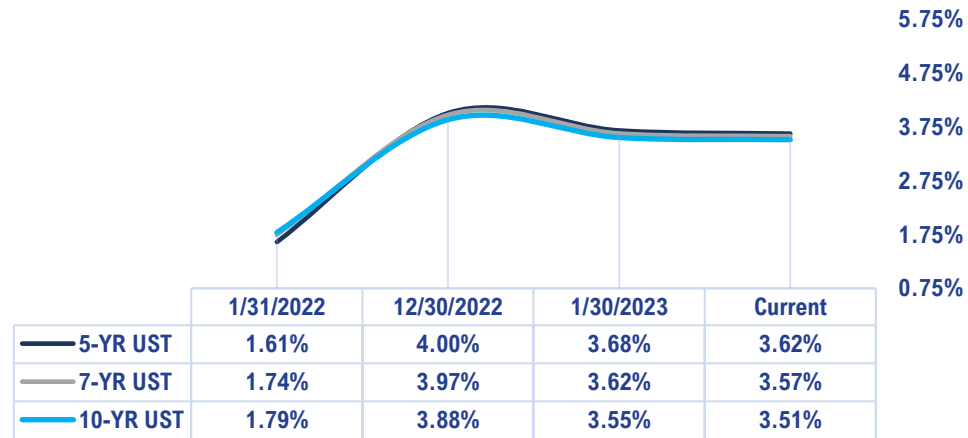
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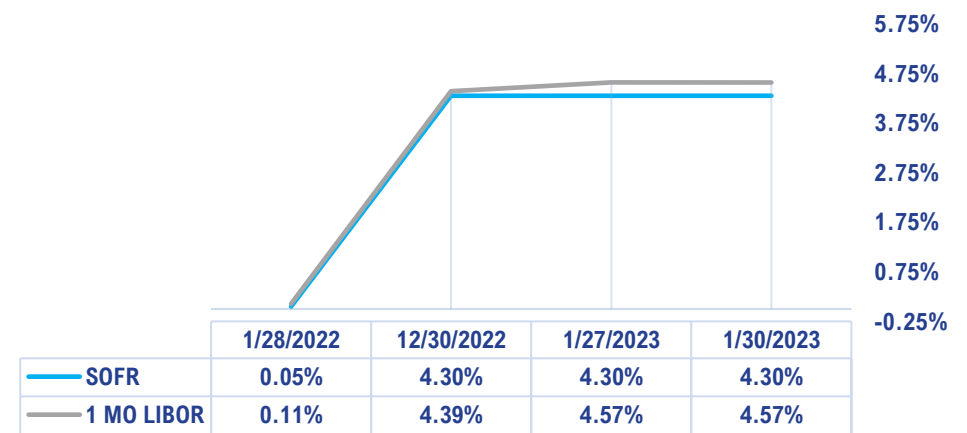
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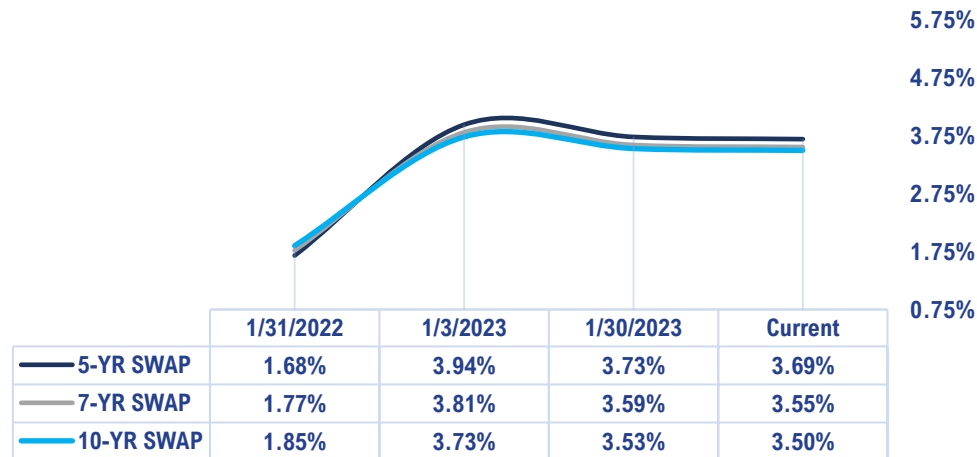
US TREASURY BONDS



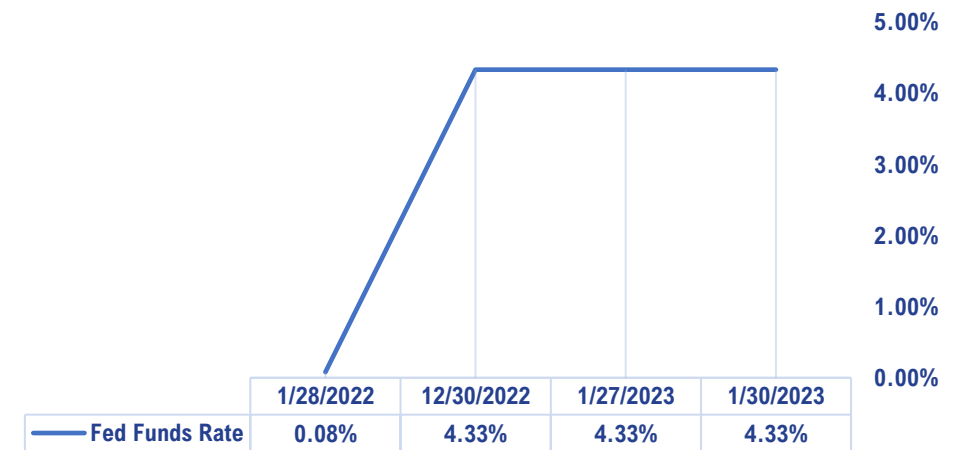
SOFR & LIBOR



LIBOR SWAP RATES



FED FUNDS RATE



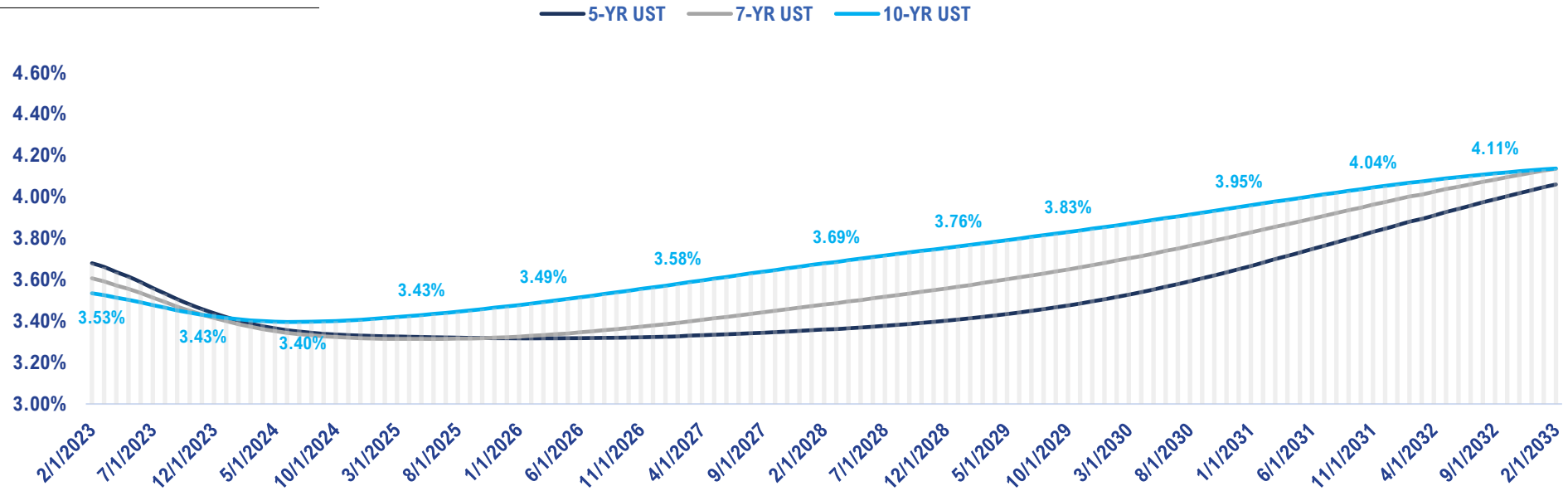
Capital Markets

Index Trends

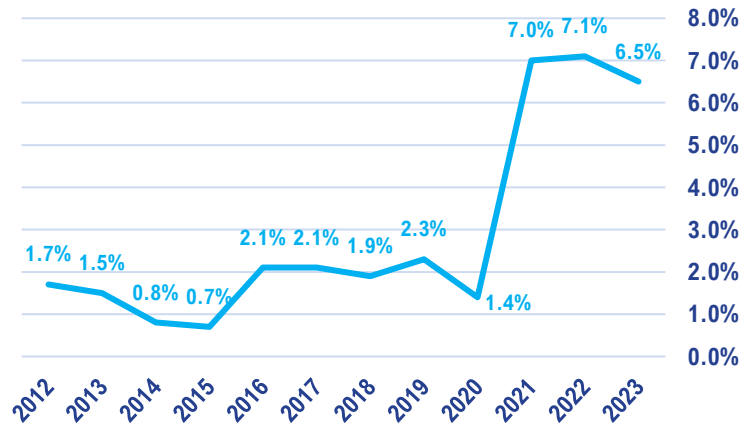


UST FORWARD CURVE

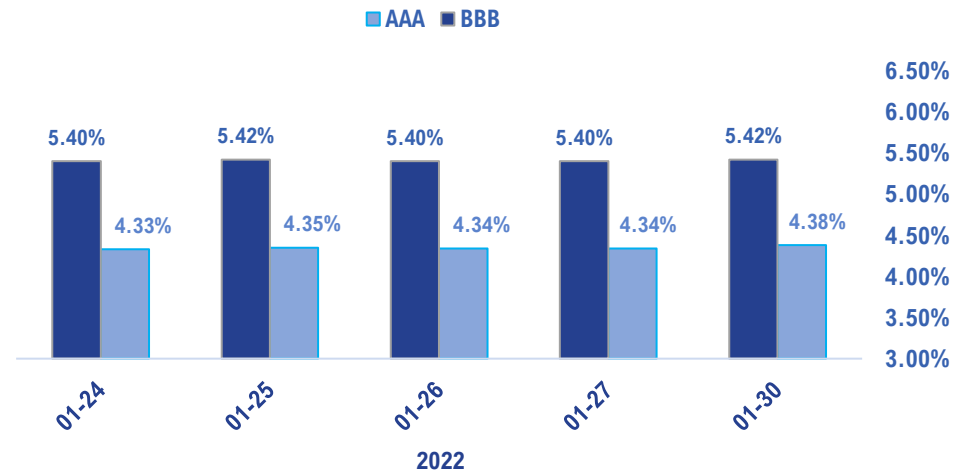
Current 10-YR UST: 3.51%



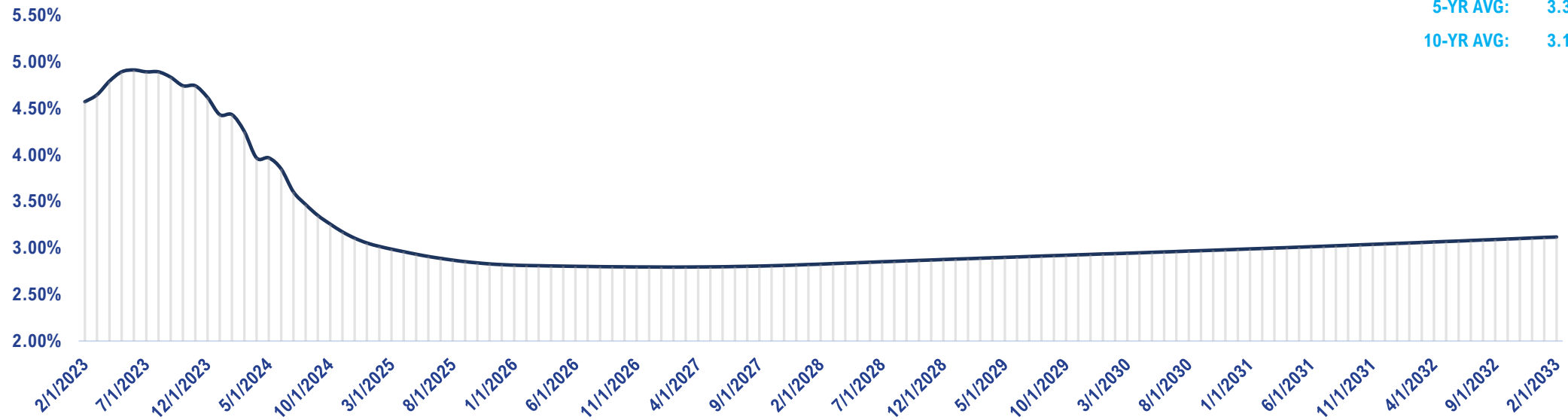
US INFLATION RATES



CORPORATE BONDS



SOFR FORWARD CURVE



3-YR AVG: 3.75%
 5-YR AVG: 3.37%
 10-YR AVG: 3.17%

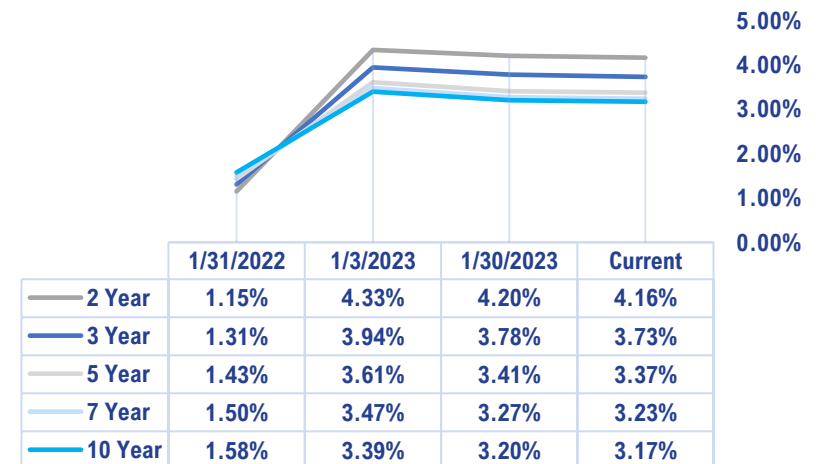
AVERAGE INDEX RATE

YEAR 1	4.744%
YEAR 2	3.621%
YEAR 3	2.892%
YEAR 4	2.800%
YEAR 5	2.803%
YEAR 6	2.853%
YEAR 7	2.909%
YEAR 8	2.963%
YEAR 9	3.020%
YEAR 10	3.082%

SOFR CAP COST ESTIMATE

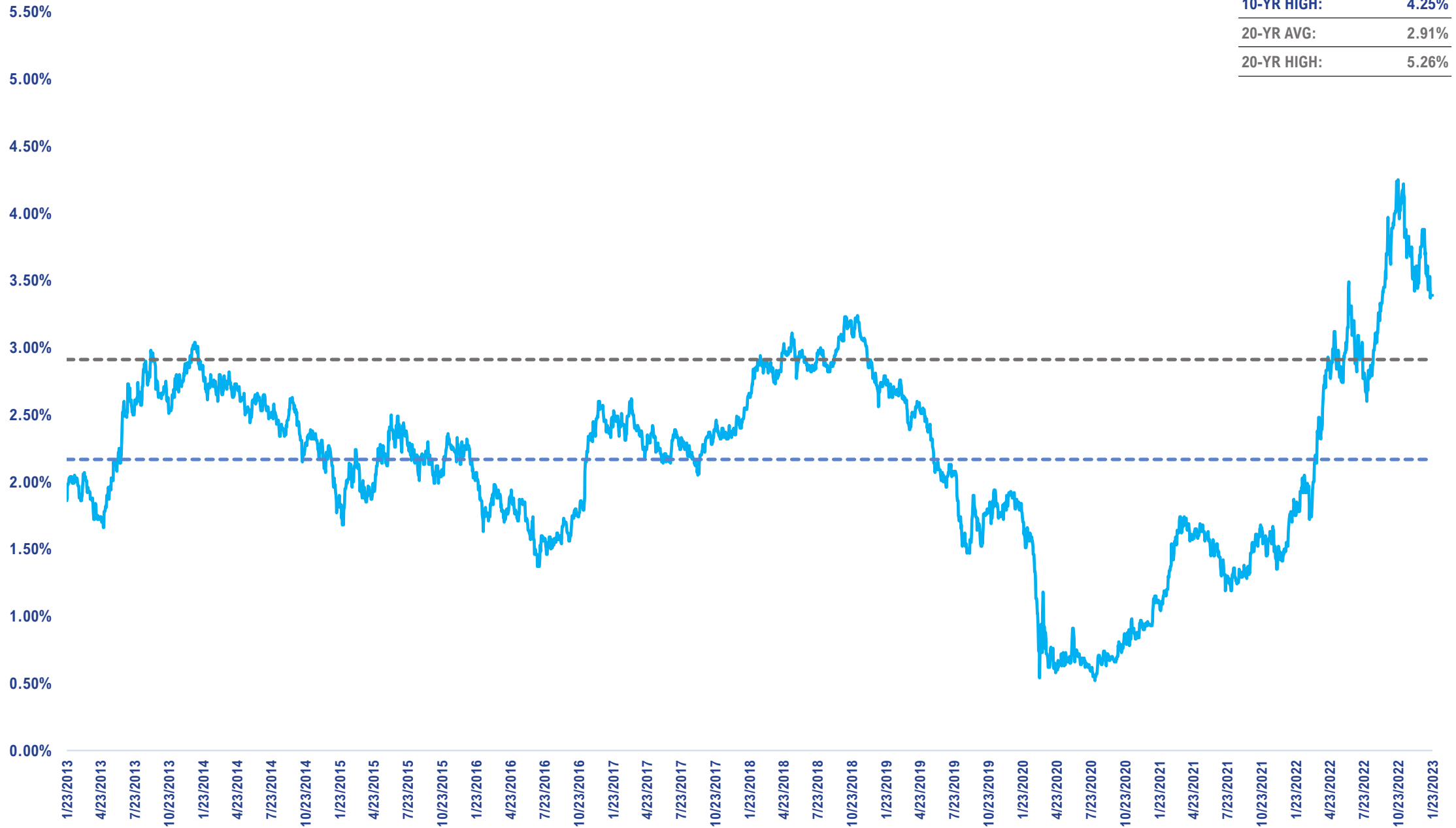
NOTIONAL AMOUNT:		\$25,000,000			
STRIKE RATE	2-YR	3-YR	4-YR	5-YR	
1.00%	\$940,000	\$1,574,000	\$2,046,000	\$2,506,000	
1.50%	\$817,000	\$1,347,000	\$1,730,000	\$2,108,000	
2.00%	\$695,000	\$1,126,000	\$1,431,000	\$1,738,000	
2.50%	\$574,000	\$915,000	\$1,154,000	\$1,401,000	
3.00%	\$454,000	\$716,000	\$902,000	\$1,101,000	
3.50%	\$339,000	\$534,000	\$678,000	\$840,000	
4.00%	\$227,000	\$343,000	\$428,000	\$542,000	
4.50%	\$131,000	\$202,000	\$264,000	\$356,000	
5.00%	\$52,000	\$105,000	\$150,000	\$220,000	

SOFR SWAPS



10-YR UST HISTORICAL TREND

— 10-YR UST Yield - - - 10-YR AVG - - - 20-YR AVG



CURRENT:	3.51%
10-YR AVG:	2.17%
10-YR HIGH:	4.25%
20-YR AVG:	2.91%
20-YR HIGH:	5.26%



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\$16B+
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