

# Market Report

## MARKET INTEREST RATE & INDEX TRENDS

March 14, 2023

### CONTENTS

Interest Rates by Product Type

US Treasury Bond Trends

SOFR & LIBOR Trends

Corporate Bond Trends

UST & SOFR Forward Curves

SOFR Cap Costs



**DEBT & EQUITY**

[www.realcapitalx.com](http://www.realcapitalx.com)

# Capital Markets *Live*



## 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.

March 14, 2023

MULTIFAMILY		
Fixed Rate		
INSURANCE & BANK		
Term	LTV	Interest Rates
5-YR	50%-55%	5.74% - 6.04%
5-YR	60%-65%	5.87% - 6.17%
10-YR	50%-55%	5.52% - 5.82%
10-YR	60%-65%	5.65% - 5.95%
CMBS		
Term	LTV	Interest Rates
5-YR	50%-55%	5.93% - 6.23%
5-YR	60%-65%	6.13% - 6.43%
10-YR	50%-55%	5.88% - 6.18%
10-YR	60%-65%	6.08% - 6.38%
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%	5.74% - 6.04%
5-YR	60%-65%	5.9% - 6.2%
10-YR	50%-55%	5.52% - 5.82%
10-YR	60%-65%	5.68% - 5.98%
CMBS		
Term	LTV	Interest Rates
5-YR	50%-55%	5.78% - 6.08%
5-YR	60%-65%	5.98% - 6.28%
10-YR	50%-55%	5.73% - 6.03%
10-YR	60%-65%	5.93% - 6.23%

BRIDGE FINANCING		
BANK		
Term	LTV	Rate (Floating)
3-5 YR	50%-55%	7.05% - 7.35%
3-5 YR	60%-65%	7.8% - 8.1%
DEBT FUND		
Term	LTV	Rate (Floating)
3-5 YR	60%-65%	8.8% - 9.1%
3-5 YR	70%-75%	9.55% - 9.85%

OFFICE		
Fixed Rate		
INSURANCE & BANK		
Term	LTV	Interest Rates
5-YR	50%-55%	6.03% - 6.33%
5-YR	60%-65%	6.17% - 6.47%
10-YR	50%-55%	5.81% - 6.11%
10-YR	60%-65%	5.95% - 6.25%
CMBS		
Term	LTV	Interest Rates
5-YR	50%-55%	5.97% - 6.27%
5-YR	60%-65%	6.17% - 6.47%
10-YR	50%-55%	5.92% - 6.22%
10-YR	60%-65%	6.12% - 6.42%

RETAIL		
Fixed Rate		
INSURANCE & BANK		
Term	LTV	Interest Rates
5-YR	50%-55%	5.97% - 6.27%
5-YR	60%-65%	6.06% - 6.36%
10-YR	50%-55%	5.75% - 6.05%
10-YR	60%-65%	5.84% - 6.14%
CMBS		
Term	LTV	Interest Rates
5-YR	50%-55%	6.01% - 6.31%
5-YR	60%-65%	6.21% - 6.51%
10-YR	50%-55%	5.96% - 6.26%
10-YR	60%-65%	6.16% - 6.46%

### Note

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

## COLLIERS | DEBT & EQUITY

[Learn More](#)

### JEREMY THORNTON, CRE

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

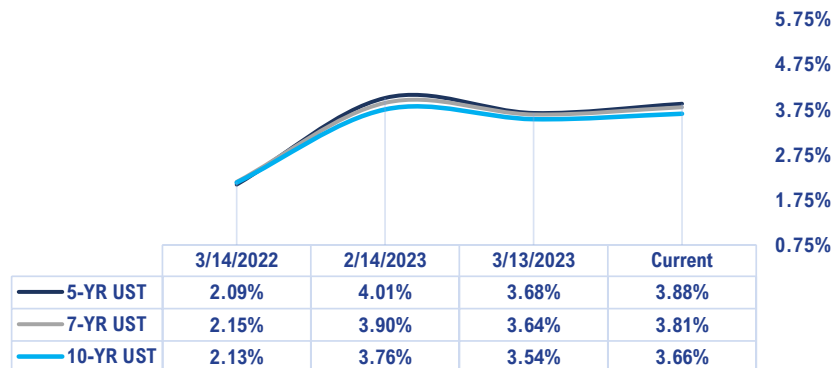
### TIM MCENERY

Senior Vice President  
+1 415 596 6669  
Tim.McEnery@colliers.com

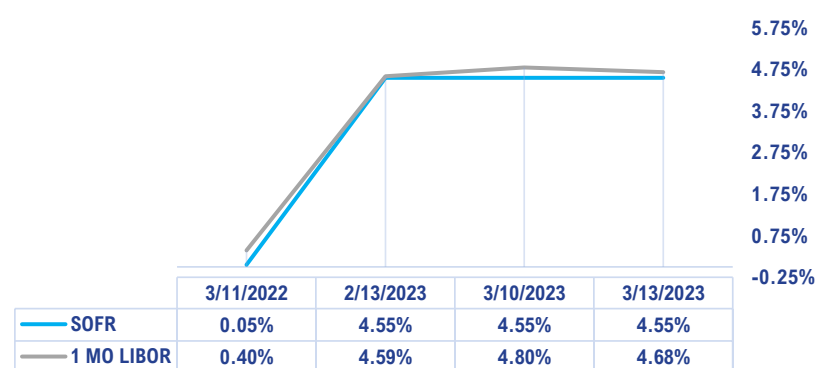
### LAUREN SMYLE

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

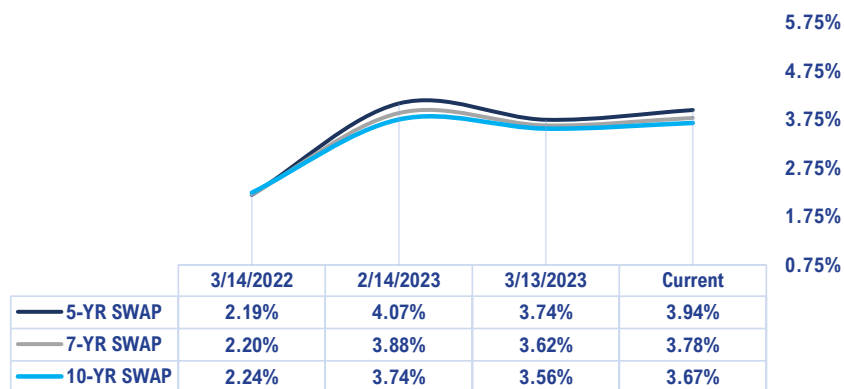
## US TREASURY BONDS



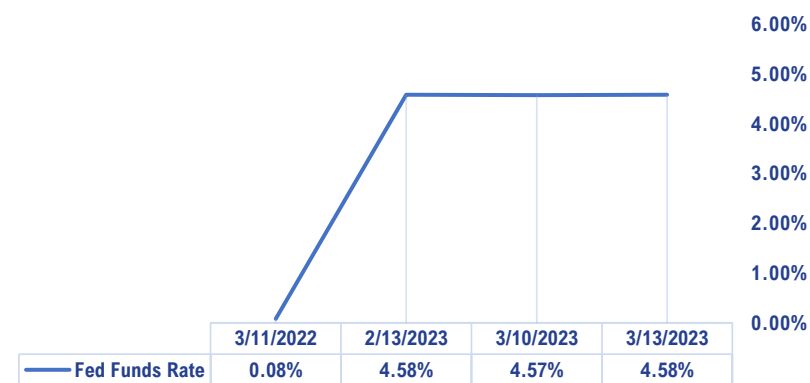
## SOFR & LIBOR



## LIBOR SWAP RATES

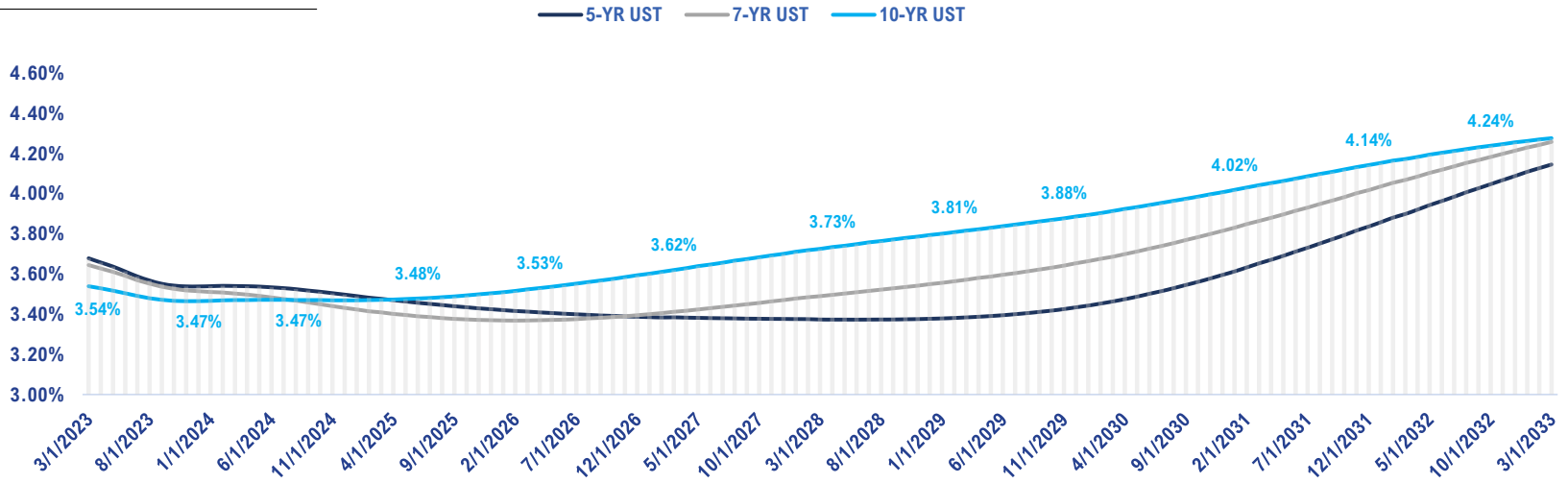


## FED FUNDS RATE

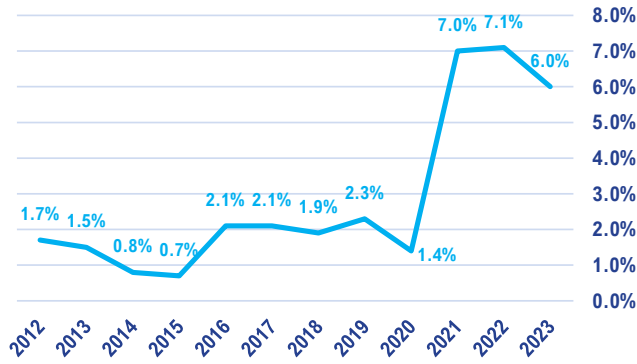


## UST FORWARD CURVE

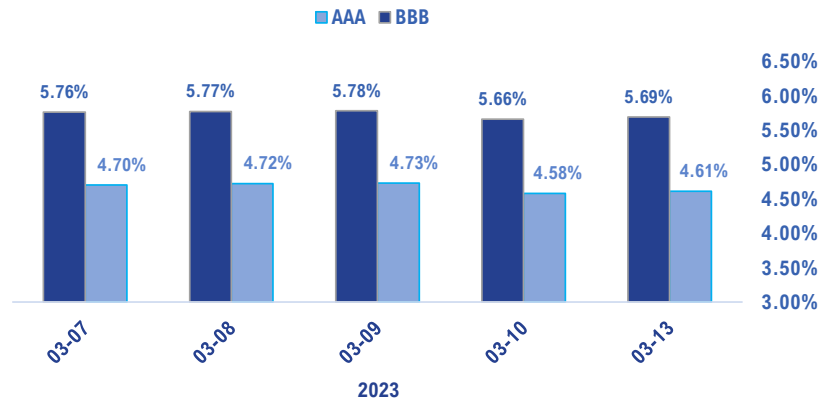
Current 10-YR UST: 3.66%



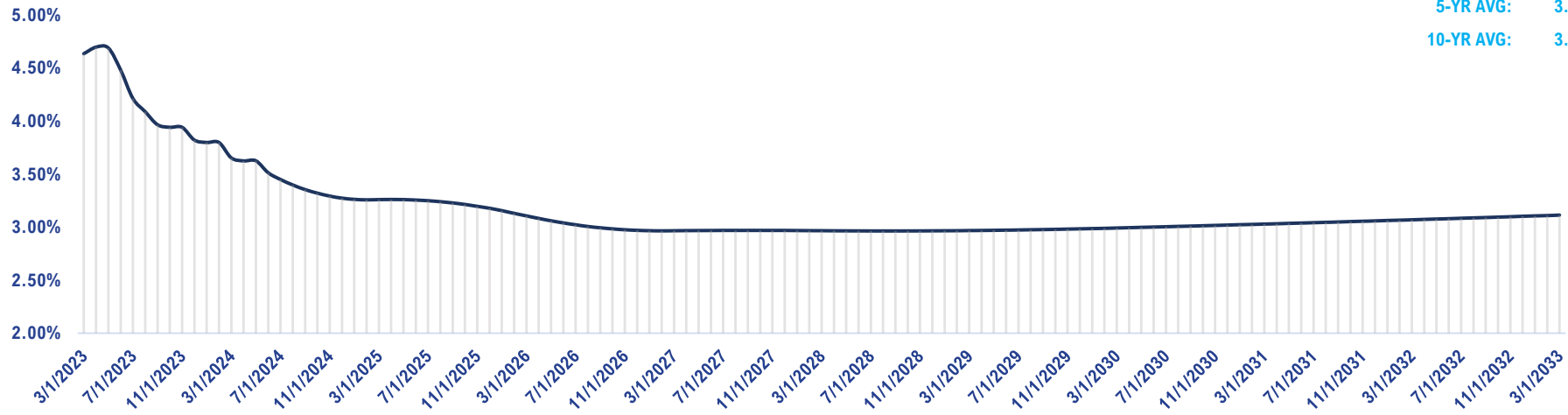
## US INFLATION RATES



## CORPORATE BONDS



## SOFR FORWARD CURVE



3-YR AVG: 3.60%  
 5-YR AVG: 3.36%  
 10-YR AVG: 3.19%

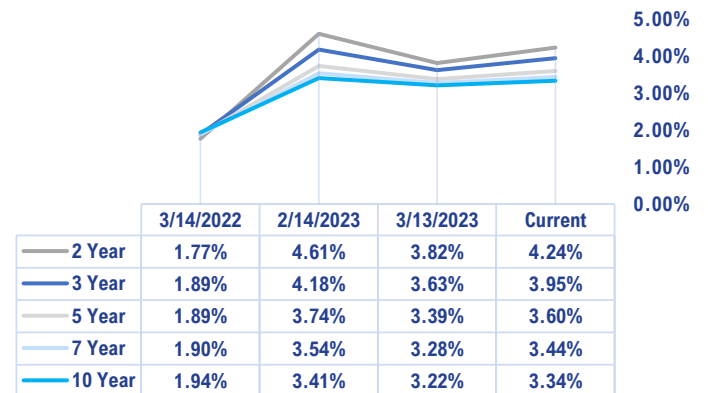
### AVERAGE INDEX RATE

YEAR 1	4.172%
YEAR 2	3.418%
YEAR 3	3.219%
YEAR 4	3.014%
YEAR 5	2.968%
YEAR 6	2.965%
YEAR 7	2.977%
YEAR 8	3.008%
YEAR 9	3.047%
YEAR 10	3.089%

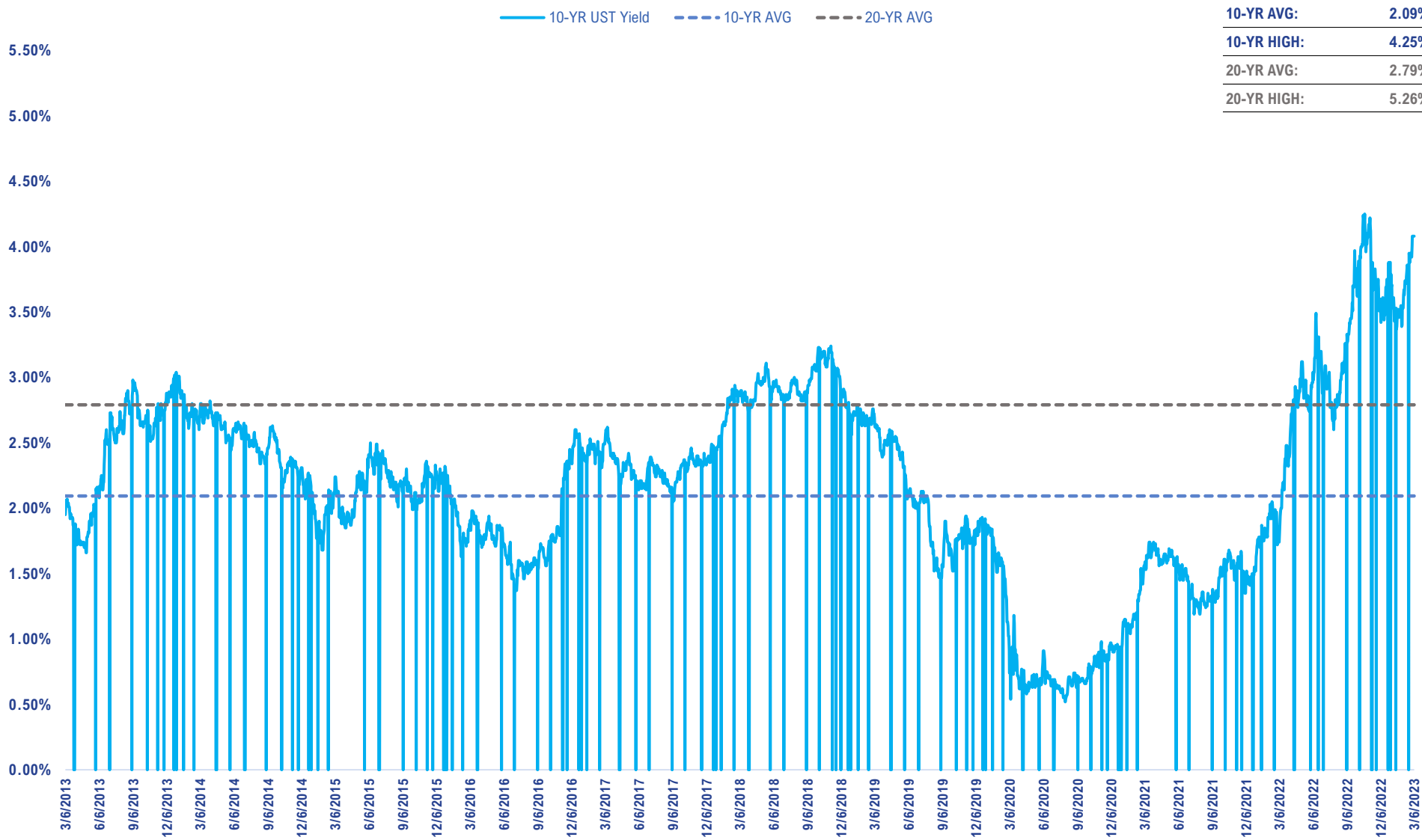
### SOFR CAP COST ESTIMATE

NOTIONAL AMOUNT:		\$25,000,000			
STRIKE RATE	2-YR	3-YR	4-YR	5-YR	
1.00%	\$830,000	\$1,488,000	\$2,073,000	\$2,632,000	
1.50%	\$716,000	\$1,284,000	\$1,784,000	\$2,270,000	
2.00%	\$607,000	\$1,091,000	\$1,515,000	\$1,938,000	
2.50%	\$504,000	\$912,000	\$1,271,000	\$1,638,000	
3.00%	\$410,000	\$752,000	\$1,054,000	\$1,374,000	
3.50%	\$290,000	\$524,000	\$762,000	\$1,012,000	
4.00%	\$212,000	\$396,000	\$597,000	\$815,000	
4.50%	\$124,000	\$277,000	\$445,000	\$630,000	
5.00%	\$72,000	\$188,000	\$332,000	\$495,000	

### SOFR SWAPS



## 10-YR UST HISTORICAL TREND





**DEBT & EQUITY**  
[www.realcapitalx.com](http://www.realcapitalx.com)



**\$16B+**  
In Transactions

**Jeremy Thornton, CRE**  
Executive Vice President  
[Jeremy.Thornton@colliers.com](mailto:Jeremy.Thornton@colliers.com)  
+1 310 200 7676

**Nicole Sayers**  
Senior Vice President  
[Nicole.Sayers@colliers.com](mailto:Nicole.Sayers@colliers.com)  
+1 916 844 5450

**Andrew Gibson**  
Senior Vice President  
[Andrew.Gibson@colliers.com](mailto:Andrew.Gibson@colliers.com)  
+1 719 330 0377

**Tim McEnery**  
Senior Vice President  
[Tim.McEnery@colliers.com](mailto:Tim.McEnery@colliers.com)  
+1 415 596 6669

**Lauren Smyle**  
Associate Vice President  
[Lauren.Smyle@colliers.com](mailto:Lauren.Smyle@colliers.com)  
+1 858 224 9001