

Market Report

MARKET INTEREST RATE & INDEX TRENDS

May 16, 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.

May 16, 2023

MULTIFAMILY		
Fixed Rate		
INSURANCE & BANK		
Term	LTV	Interest Rates
5-YR	50%-55%	5.4% - 5.7%
5-YR	60%-65%	5.53% - 5.83%
10-YR	50%-55%	5.41% - 5.71%
10-YR	60%-65%	5.54% - 5.84%
CMBS		
Term	LTV	Interest Rates
5-YR	50%-55%	5.7% - 6%
5-YR	60%-65%	5.9% - 6.2%
10-YR	50%-55%	5.65% - 5.95%
10-YR	60%-65%	5.85% - 6.15%
AGENCY		
Term	LTV	Interest Rates
5-YR	50%-55%	5.22% - 5.72%
5-YR	60%-65%	5.42% - 5.92%
5-YR	70%-80%	5.96% - 6.46%
10-YR	50%-55%	5.13% - 5.63%
10-YR	60%-65%	5.45% - 5.95%
10-YR	70%-80%	5.65% - 6.03%

INDUSTRIAL		
Fixed Rate		
INSURANCE & BANK		
Term	LTV	Interest Rates
5-YR	50%-55%	5.35% - 5.65%
5-YR	60%-65%	5.55% - 5.85%
10-YR	50%-55%	5.36% - 5.66%
10-YR	60%-65%	5.56% - 5.86%
CMBS		
Term	LTV	Interest Rates
5-YR	50%-55%	5.65% - 5.95%
5-YR	60%-65%	5.85% - 6.15%
10-YR	50%-55%	5.6% - 5.9%
10-YR	60%-65%	5.8% - 6.1%

BRIDGE FINANCING		
BANK		
Term	LTV	Rate (Floating)
3-5 YR	50%-55%	8.06% - 8.36%
3-5 YR	60%-65%	8.56% - 8.86%

OFFICE		
Fixed Rate		
INSURANCE & BANK		
Term	LTV	Interest Rates
5-YR	50%-55%	5.75% - 6.05%
5-YR	60%-65%	6.05% - 6.35%
10-YR	50%-55%	5.76% - 6.06%
10-YR	60%-65%	6.06% - 6.36%
CMBS		
Term	LTV	Interest Rates
5-YR	50%-55%	6% - 6.3%
5-YR	60%-65%	6.2% - 6.5%
10-YR	50%-55%	5.95% - 6.25%
10-YR	60%-65%	6.15% - 6.45%

DEBT FUND		
Term	LTV	Rate (Floating)
3-5 YR	60%-65%	9.56% - 9.86%
3-5 YR	70%-75%	10.56% - 10.86%

RETAIL		
Fixed Rate		
INSURANCE & BANK		
Term	LTV	Interest Rates
5-YR	50%-55%	5.55% - 5.85%
5-YR	60%-65%	5.75% - 6.05%
10-YR	50%-55%	5.56% - 5.86%
10-YR	60%-65%	5.76% - 6.06%
CMBS		
Term	LTV	Interest Rates
5-YR	50%-55%	5.75% - 6.05%
5-YR	60%-65%	5.85% - 6.15%
10-YR	50%-55%	5.7% - 6%
10-YR	60%-65%	5.8% - 6.1%

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

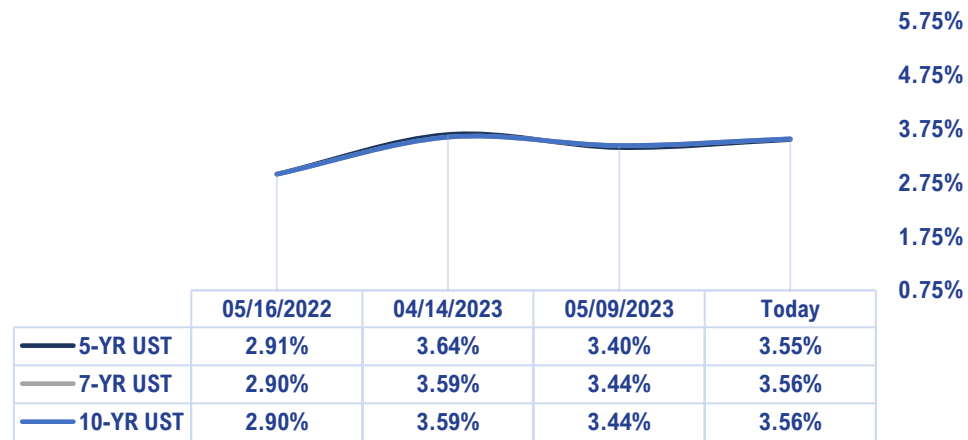
NICOLE SAYERS
Senior Vice President
+1 916 844 5450
Nicole.Sayers@colliers.com

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

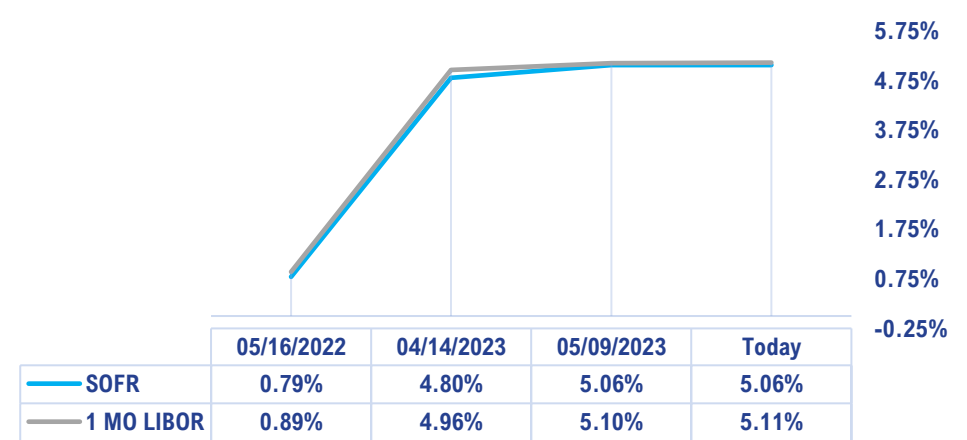
TIM MCENERY
Senior Vice President
+1 415 596 6669
Tim.McEnery@colliers.com

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

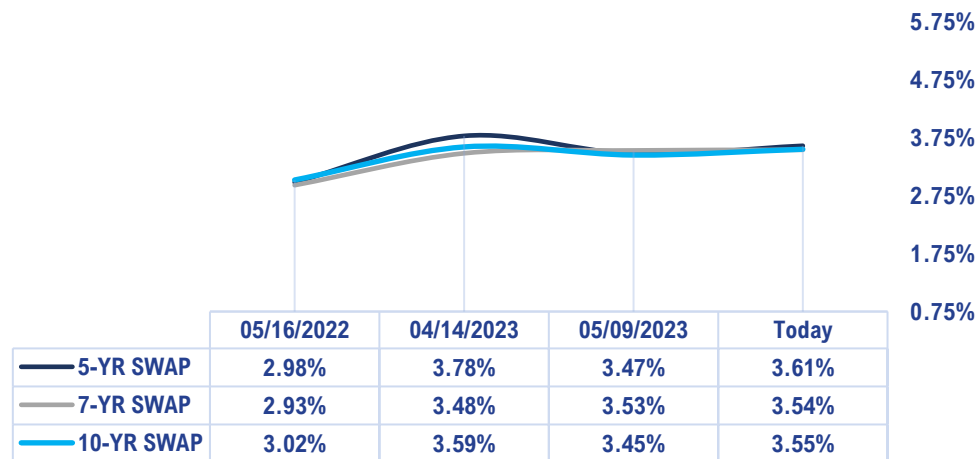
US TREASURY BONDS



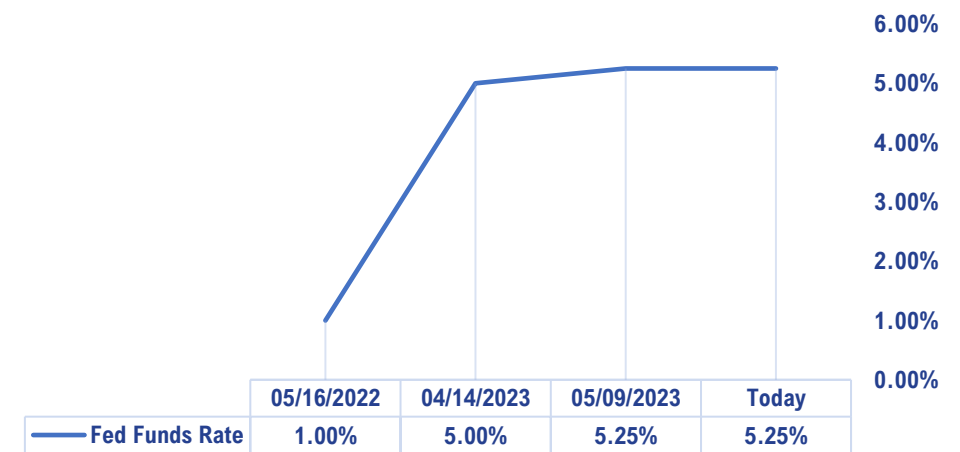
SOFR & LIBOR



LIBOR SWAP RATES

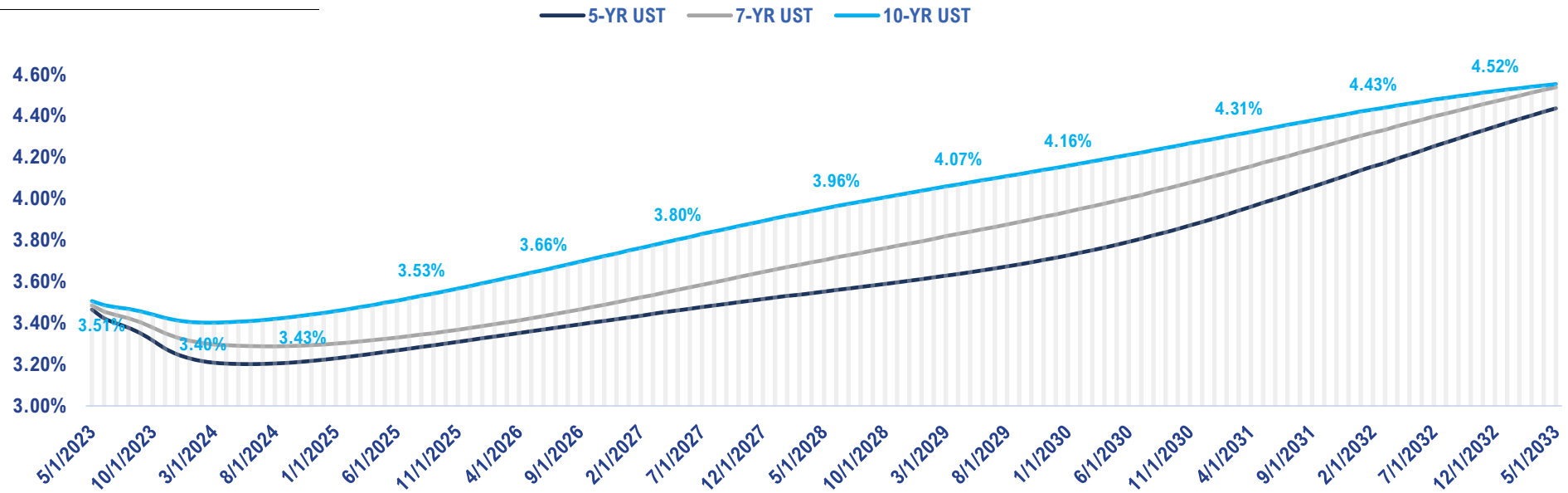


FED FUNDS RATE

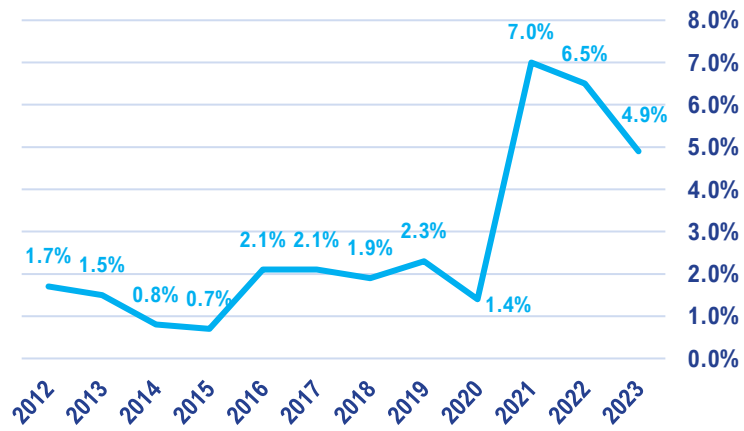


UST FORWARD CURVE

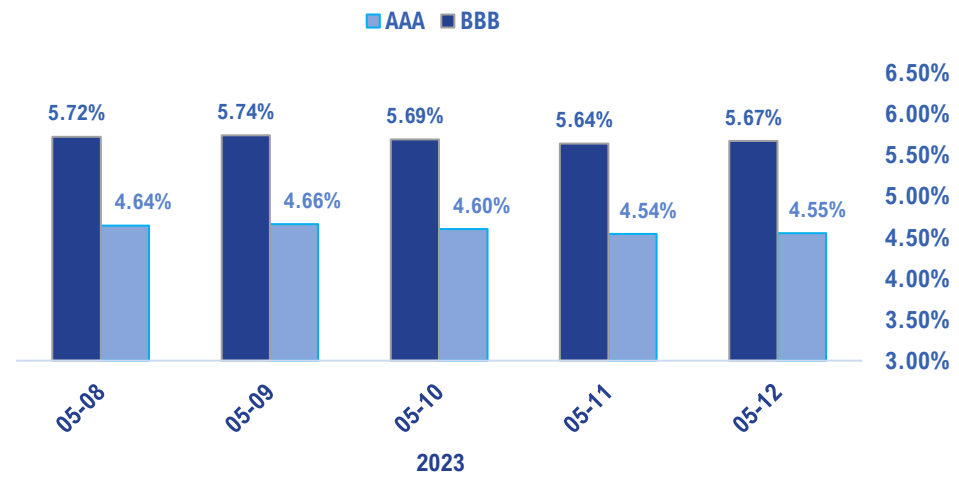
Current 10-YR UST: 3.56%



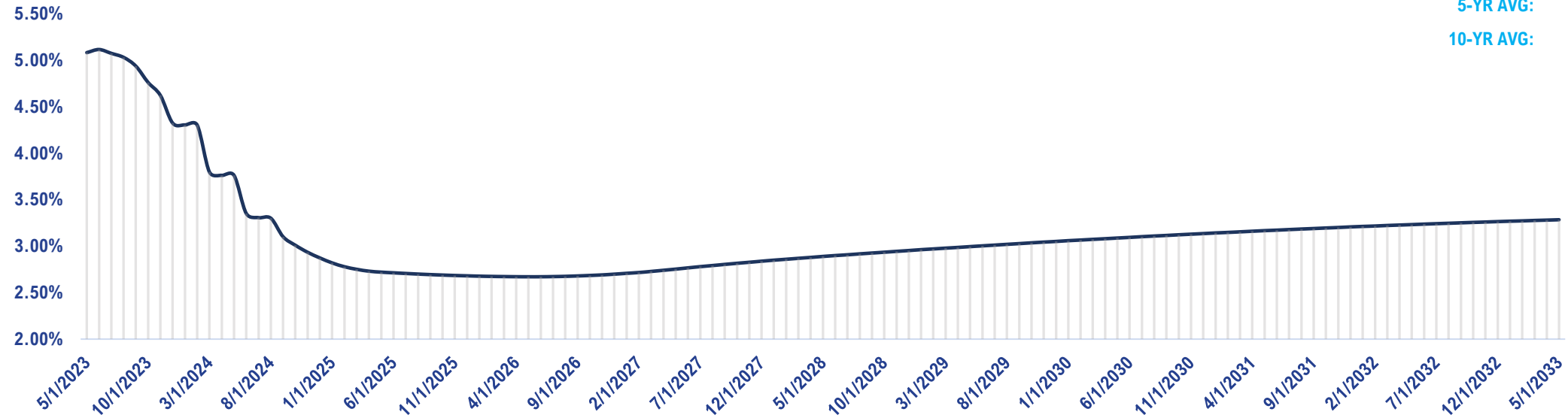
US INFLATION RATES



CORPORATE BONDS



SOFR FORWARD CURVE



3-YR AVG: 3.45%
 5-YR AVG: 3.17%
 10-YR AVG: 3.14%

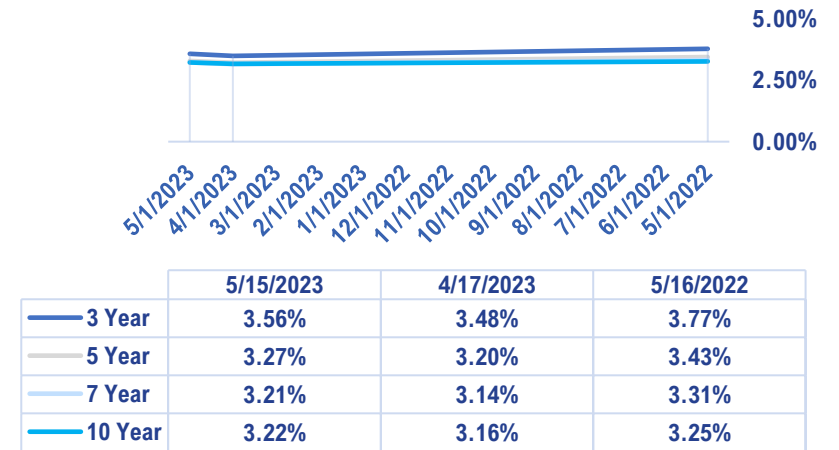
AVERAGE INDEX RATE

YEAR 1	4.589%
YEAR 2	3.059%
YEAR 3	2.689%
YEAR 4	2.694%
YEAR 5	2.818%
YEAR 6	2.938%
YEAR 7	3.037%
YEAR 8	3.123%
YEAR 9	3.196%
YEAR 10	3.255%

SOFR CAP COST ESTIMATE

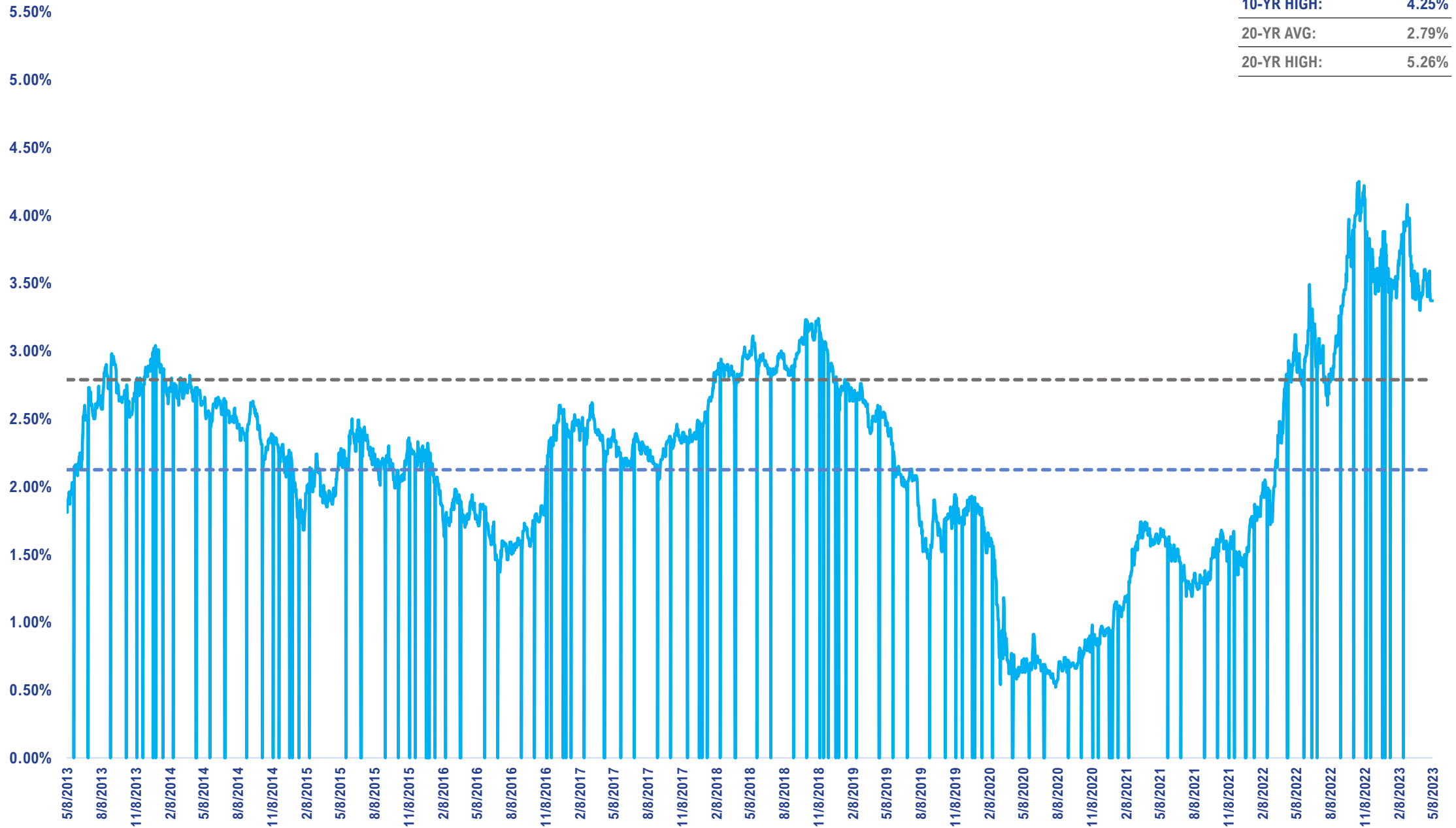
NOTIONAL AMOUNT:	\$25,000,000				
STRIKE RATE	2-YR	3-YR	4-YR	5-YR	
1.00%	\$1,473,000	\$1,926,000	\$2,370,000	\$2,848,000	
1.50%	\$1,261,000	\$1,629,000	\$1,989,000	\$2,389,000	
2.00%	\$1,059,000	\$1,353,000	\$1,640,000	\$1,972,000	
2.50%	\$871,000	\$1,103,000	\$1,329,000	\$1,604,000	
3.00%	\$698,000	\$881,000	\$1,057,000	\$1,285,000	
3.50%	\$489,000	\$626,000	\$787,000	\$963,000	
4.00%	\$348,000	\$457,000	\$589,000	\$734,000	
4.50%	\$216,000	\$294,000	\$409,000	\$523,000	
5.00%	\$126,000	\$188,000	\$284,000	\$378,000	

SOFR SWAPS



10-YR UST HISTORICAL TREND

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



CURRENT:	3.56%
10-YR AVG:	2.12%
10-YR HIGH:	4.25%
20-YR AVG:	2.79%
20-YR HIGH:	5.26%



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\$16B+
In Transactions

Jeremy Thornton, CRE
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

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

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