

# ADVISORS RATE FLASH OCTOBER 2020

The Boston Realty Advisors capital team delivers customized and competitively priced real estate financing solutions to maximize value for its partners. Our relationships with life companies, agency lenders banks, private investors and Wall Street conduits allows Boston Realty Advisors to serve the needs of its partners across the entire real estate capital spectrum.

Treasury Yields		
	Oct 2020	Oct 2019
5-Year	0.33%	1.35%
7-Year	0.55%	1.45%
10-Year	0.78%	1.53%

Swap Rates		
	Oct 2020	Oct 2019
5-Year	0.41%	1.33%
7-Year	0.58%	1.36%
10-Year	0.81%	1.43%

LIBOR Rates		
	Oct 2020	Oct 2019
1-Month	0.14%	1.98%
3-Month	0.22%	2.03%
6-Month	0.23%	1.95%
Prime Rate	3.25%	5.00%

Construction Financing	
Sources	Banks, Debt Funds
Alt. Sources	Hybrid debt/equity structures avail.
Term	Up to 36 months
Pricing	30-day LIBOR plus 275 bps - 825 bps 75 bps LIBOR floor
Points	0.25% - 2.0%
Max LTV	Banks 65% - 75% Debt Funds 75% - 80%
Amortization	Interest only
Recourse	Non-recourse available through debt funds
Requirements	Completion guarantee

Multi-Family Financing (\$6 million+)					
Fixed Rate Term	5 Years	7 Years	10 Years	12 Years	15 Years
Pricing	2.85%	2.79%	2.80%	2.95%	3.15%
Max LTV	75%	80%	80%	80%	80%
Min DSCR	1.25x	1.25x	1.25x	1.25x	1.25x
Amortization	30 Years	30 Years	30 Years	30 Years	30 Years
Interest Only	----- Available -----				

## CAPITAL MARKETS

**JASON S. WEISSMAN**  
*Founder & Senior Partner*  
 617.850.9608  
 jweissman@bradvisors.com

**NICHOLAS M. HERZ**  
*Managing Director & Partner*  
 617.850.9624  
 nherz@bradvisors.com

**KEVIN R. BENZINGER**  
*Associate Director*  
 617.850.9647  
 kbenzinger@bradvisors.com

**ANDREW B. HERALD**  
*Associate Director*  
 617.850.9619  
 aherald@bradvisors.com

**DANIEL J. DEWING**  
*Associate*  
 617.850.9620  
 ddewing@bradvisors.com

**RYAN MCDONALD**  
*Associate*  
 617.850.9620  
 rmcdonald@bradvisors.com

