

H | HYBRID CAPITAL

REAL ESTATE CAPITAL

AS OF MAY 20, 2015:

INTEREST RATE SWAPS	3-Year	5-Year	7-Year	10-Year
Rate	1.20%	1.67%	2.01%	2.31%

U.S. TREASURIES	3-Year	5-Year	7-Year	10-Year
5/20/2015	0.98%	1.57%	1.98%	2.26%
Last Month	0.91%	1.41%	1.75%	1.99%

LIBOR	1-Month	3-Month	6-Month	12-Month
Rate	0.18%	0.28%	0.41%	0.73%

PRICING (SPREADS OVER TREASURIES)	
Office	120 - 215 bps
Retail	120 - 215 bps
Multifamily	105 - 175 bps
Industrial	150 - 225 bps
Hospitality	135 - 220 bps

PRICING (BRIDGE AND CONSTRUCTION LOANS)	
LIBOR +	200 - 600 bps

PRIME RATE	
	3.25%

Sources: Federal Reserve, U.S. Treasury, Bank Rate, and Hybrid Capital

Hybrid Capital is a full service commercial mortgage brokerage and real estate capital advisory firm representing clients nationwide in the course of acquisitions, recapitalizations and construction / development projects.

Over the past three years, Hybrid Capital has arranged financing for transactions valued in excess of \$1.5 billion.

Transaction Highlight: Acquisition Financing, Union Square, New York City



Assignment: Securing purchase financing on a 10,000 sqft residential development site in Union Square in TOE transaction.

Result: Hybrid Capital harnessed its deep relationships with lenders to successfully arrange a \$4.6 million, 3-year bridge loan with no prepayment penalty, at 70% LTV and with an interest rate in the low 4s.

Hybrid Capital

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