



## CMBS Delinquency Rate Maintains Downward Trend in November

The Trepp CMBS Delinquency Rate fell sharply in November, as the index hit another post-crisis low.

The November reading is 2.34%, a month-over-month drop of 13 basis points.

The delinquency rate is down 99 basis points year over year. The delinquency rate started to fall after June 2017 when CMBS delinquencies totaled 5.75%. Since then, the rate has fallen in 25 of the last 29 months. Year-to-date, the rate is lower by 77 basis points.

The all-time high of 10.34% was registered in July 2012.

### The Overall Numbers

- The overall US CMBS delinquency rate decreased 13 basis points to 2.34% in November
- The percentage of loans that are seriously delinquent (60+ days delinquent, in foreclosure, REO, or non-performing balloons) is now 2.29%, down nine basis points for the month.
- If defeased loans were taken out of the equation, the overall 30-day delinquency rate would be 2.48%, down 13 basis points from October.
- One year ago, the US CMBS delinquency rate was 3.33%.
- Six months ago, the US CMBS delinquency rate was 2.66%.

### CHART 1: DELINQUENCY STATUS

Current	97.37
30 Days Delinquent	0.05
60 Days Delinquent	0.02
90 Days Delinquent	0.20
Performing Matured Balloon	0.28 <sup>1</sup>
Non-Performing Matured Balloon	0.31
Foreclosure	0.40
REO	1.36
<sup>1</sup> Loans that are past their maturity date but still current on interest are considered current.	

Source: Trepp

### CHART 2: DELINQUENCY RATE BY PROPERTYTYPE (% 30 DAYS +)

	NOV-19	OCT-19	SEP-19	3 MO.	6 MO.	12 MO.
Industrial	2.00	2.46	2.00	1.75	2.05	3.00
Lodging	1.52	1.49	1.47	1.54	1.42	1.93
Multifamily	2.01	2.07	2.43	2.39	2.16	2.04
Office	1.97	2.50	2.61	2.83	2.98	3.83
Retail	4.36	4.20	4.15	4.07	4.29	5.30

Source: Trepp

### The CMBS 2.0+ Numbers

- The CMBS 2.0+ delinquency rate moved up five basis points to 0.94% in November.
- The percentage of CMBS 2.0+ loans that are seriously delinquent is now 0.88%, which is up six basis points from October.
- If defeased loans were taken out of the equation, the overall CMBS 2.0+ delinquency rate would be 1.00%, up eight basis points for the month.

### The CMBS 1.0 Numbers

- The CMBS 1.0 delinquency rate declined 199 basis points to 41.67% in November.
- The percentage of CMBS 1.0 debt that is seriously delinquent is also 41.67% (there are no legacy loans exactly 30 days delinquent), a drop of 121 basis points month over month.
- If defeased loans were taken out of the equation, the overall CMBS 1.0 delinquency rate would be 46.41%, down 267 basis points for the month.

### Overall Property Type Analysis (CMBS 1.0 and 2.0):

- The industrial delinquency rate declined 46 basis points to 2.00%.
- The lodging delinquency reading inched up three basis points to 1.52%.

- The multifamily delinquency rate dropped six basis points to 2.01%.
- The office delinquency rate tumbled 53 basis points to 1.97%.
- The retail delinquency rate rose 16 basis points to 4.36%. Retail remains the worst performing major property type.

- Multifamily delinquency rate: 25.06% (up six basis points)
- Office delinquency rate: 32.94% (down 414 basis points)
- Retail delinquency rate: 63.36% (down 165 basis points)

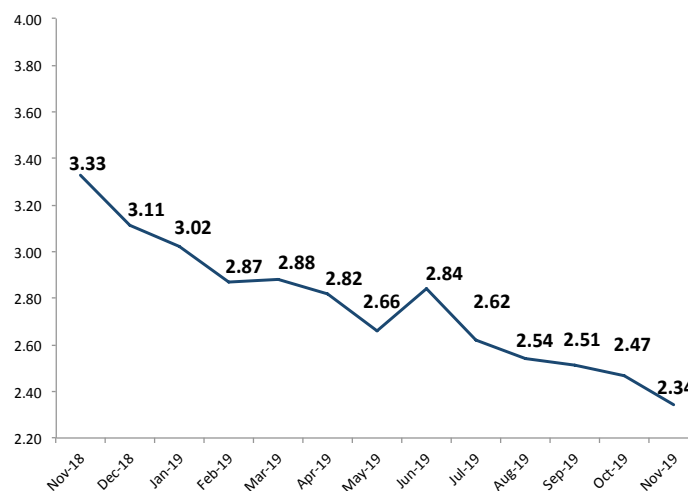
### Property Type Analysis CMBS 2.0+:

- Industrial delinquency rate: 0.21% (down 46 basis points month over month)
- Lodging delinquency rate: 0.89% (up three basis points)
- Multifamily delinquency rate: 1.67% (down five basis points)
- Office delinquency rate: 0.50% (down one basis point)
- Retail delinquency rate: 1.64% (up 35 basis points)

### Property Type Analysis CMBS 1.0:

- Industrial delinquency rate: 51.89% (up 171 basis points month over month)
- Lodging delinquency rate: 41.14% (down 93 basis points)

**GRAPH 1: PERCENTAGE OF CMBS MARKED AS 30+ DAYS DELINQUENT**



Source: Trepp

**CHART 3: FIVE LARGEST NEWLY DELINQUENT CMBS LOANS**

LOAN NAME	BALANCE (\$)	PROP TYPE	CITY	STATE	DELINQUENCY STATUS	CMBS DEAL
Starwood Mall Portfolio	680,800,000	RT	Various	VR	Non-Performing Beyond Maturity	SRPT 2014-STAR
Two North LaSalle	127,440,000	OF	Chicago	IL	Non-Performing Beyond Maturity	CSMC 2007-C2
Hilton College Station	32,725,519	LO	College Station	TX	30+ days	COMM 2014-CR21
DoubleTree by Hilton - Cleveland, OH	27,444,176	LO	Cleveland	OH	Forclosure	MSBAM 2016-C28
494 Broadway	20,101,968	MU	New York	NY	30+ days	MSBAM 2013-C7

Source: Trepp

For more information about Trepp's commercial real estate data, contact [info@trepp.com](mailto:info@trepp.com). For inquiries about the data analysis conducted in this research, contact [press@trepp.com](mailto:press@trepp.com) or 212-754-1010.

## About Trepp

Trepp, founded in 1979, is the leading provider of information, analytics and technology to the CMBS, commercial real estate and banking markets. Trepp provides primary and secondary market participants with the web-based tools and insight they need to increase their operational efficiencies, information transparency and investment performance. From its offices in New York, San Francisco and London, Trepp serves its clients with products and services to support trading, research, risk management, surveillance and portfolio management. Trepp is wholly-owned by Daily Mail and General Trust (DMGT).

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