

Press Coverage | April 30, 2026

# Fed Pauses Interest Rates Again as Commercial Real Estate Awaits New FOMC Chair

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Mark Silverman, a partner in Troutman Pepper Locke's Bankruptcy + Restructuring Practice Group, was quoted in the April 29, 2026 *Commercial Observer* article, "[Fed Pauses Interest Rates Again as CRE Awaits New FOMC Chair](#)."

Interest rates remaining elevated this year will only add to the increasing level of distress, with loans issued during the near-zero borrowing levels that existed before 2022, according to Mark Silverman, a partner at Troutman Pepper Locke who leads the law firm's commercial mortgage-backed securities practice.

Silverman said loan defaults are up "significantly" this year, with continued distress in the office sector along with increasing signs of trouble for multifamily and industrial as well. He said that while higher long-term interest rates make it harder for refinancing deals to pencil, lower property values on some of these assets could be the bigger headwind.

"Whether interest rates go down a point or even a point and a half, or if it goes up a point and a half, I'm not sure that that's what's upending these deals," Silverman said. "Ultimately, if you've got fundamental issues at a property, I'm not sure the interest rate alone is going to solve it."

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