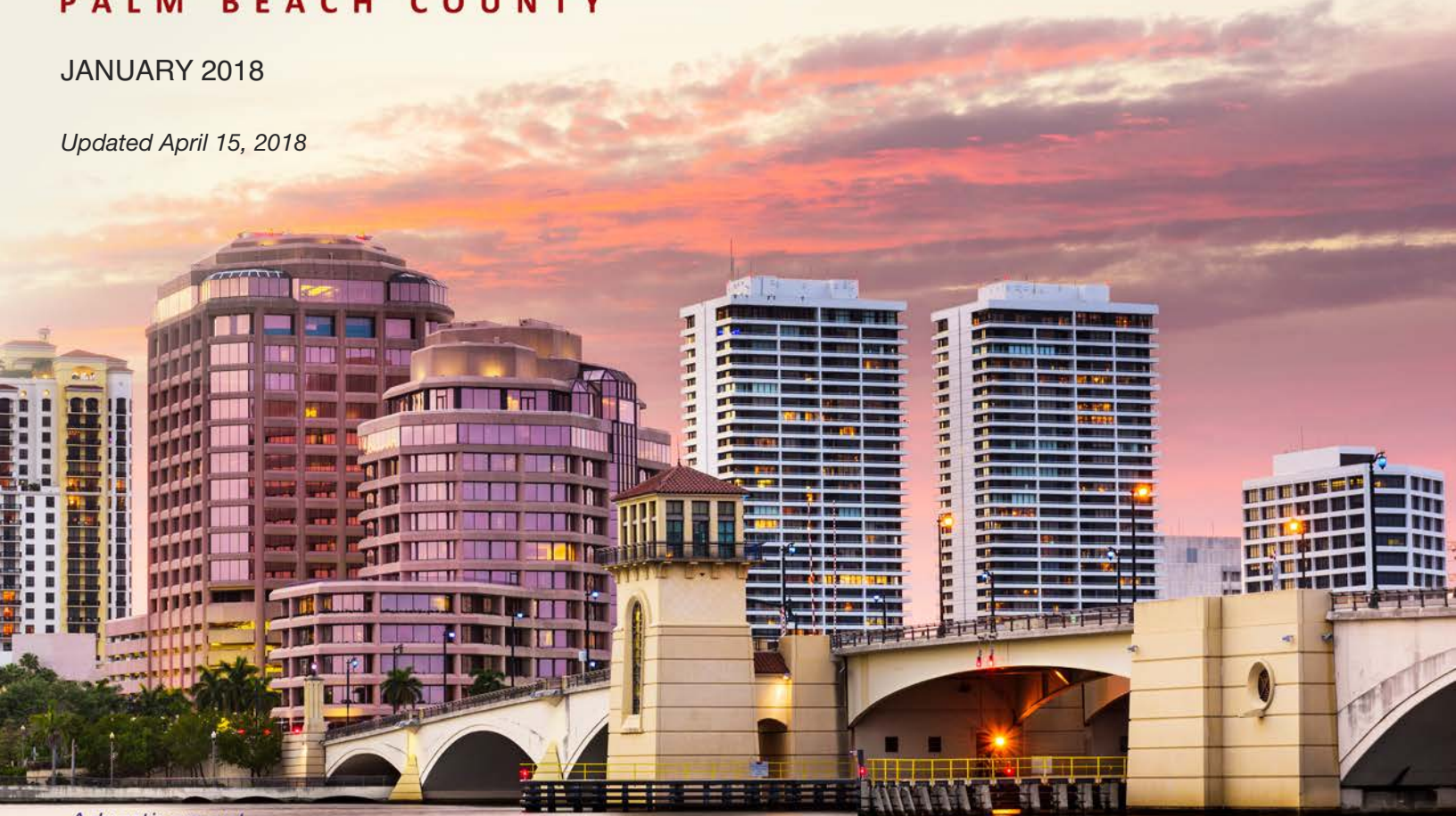


RABIDEAU LAW BRIEF

MILLION DOLLAR MORTGAGES PALM BEACH COUNTY

JANUARY 2018

Updated April 15, 2018



Advertisement

\$1 MILLION-PLUS HIGHLIGHT

4TH QUARTER COMMERCIAL PROPERTY INVESTMENT SURGES

The final quarter of 2017 closed on a high note for the lending industry in Palm Beach County with \$2.9 billion in the total value of \$1 million-plus mortgage loans awarded, of which \$2.5 billion was for commercial loans, a 91% increase as compared to \$1.3 billion the third quarter of last year. The largest loans of December were a \$114.3 million loan awarded to Orange Grove Mobile Home Park LLC, and an \$83.5 million loan awarded to BRE Alpha Industrial Property Owner LLC, both by mortgagee Wells Fargo Bank NA. Wells Fargo has also distributed the largest number of \$1M-plus Commercial mortgage loans for the past three months, 12 altogether, totaling \$241 million, and 20 for the last six months, totaling \$330.4 million.

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INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

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REAL ESTATE | LAND USE | FINANCE | CROSS BORDER | BUSINESS FORMATION

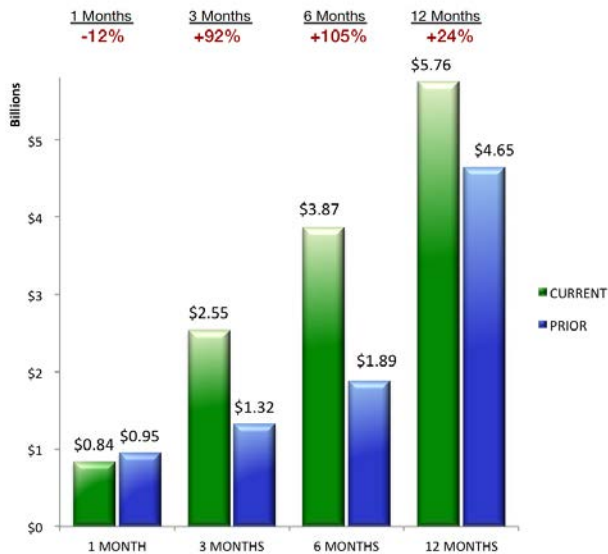
COMMERCIAL MORTGAGES

TOP 5 COMMERCIAL LOANS – DECEMBER

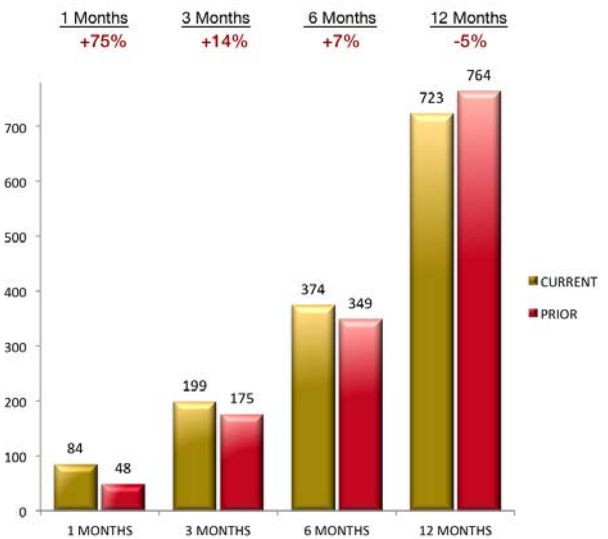
LENDER	AMOUNT	BORROWER
Wells Fargo Bank NA	\$114.3 M	Orange Grove Mobile Home Park, LLC
Wells Fargo Bank NA	\$83.5 M	BRE Alpha Industrial Property Owner LLC
Bank of America NA	\$67.4 M	Boca Raton Associates VII LLLP
M & T Realty Capital Corporation	\$48.4 M	Manatee Bay Apartments Corp
PREDF II Levered LLC	\$42.0M	BOF FL Fountain Square LLC

\$1 MILLION-PLUS COMMERCIAL MORTGAGES

VALUE OF LOANS*
CURRENT YEAR VS PRIOR YEAR



NUMBER OF LOANS*
CURRENT YEAR VS PRIOR YEAR



TOP 10 LENDERS*		CURRENT 3 MONTHS		PRIOR 3 MONTHS	
COMMERCIAL MORTGAGE LOANS					
		LOANS	VALUE	LOANS	VALUE
1.	Wells Fargo Bank NA	12	\$241.0 M	8	\$89.4 M
2.	Bank of America NA	9	\$127.7 M	9	\$32.4 M
3.	Florida Community Bank NA	9	\$115.9 M	1	\$14.0 M
4.	First Republic Bank	7	\$25.5 M	4	\$25.3 M
5.	Branch Banking & Trust Company	6	\$66.7 M	2	\$2.7 M
6.	IberiaBank	5	\$17.4 M	2	\$22.5 M
7.	Morgan Stanley Private Bank NA	5	\$13.6 M	3	\$27.1 M
8.	PNC Bank NA	4	\$48.2 M	0	\$0.0 M
9.	City National Bank of Florida	4	\$23.9 M	5	\$15.0 M
10.	TD Bank NA	4	\$8.6 M	2	\$3.0 M

	CURRENT 6 MONTHS		PRIOR 6 MONTHS		CURRENT 12 MONTHS		PRIOR 12 MONTHS	
	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE
1)	20	\$330.4 M	15	\$104.1 M	35	\$434.5 M	31	\$351.8 M
2)	18	\$160.1 M	20	\$74.1 M	38	\$234.2 M	36	\$302.7 M
3)	10	\$129.9 M	8	\$94.1 M	18	\$224.0 M	20	\$114.5 M
4)	11	\$50.7 M	4	\$6.5 M	15	\$57.2 M	20	\$49.7 M
5)	8	\$69.4 M	11	\$103.0 M	19	\$172.4 M	11	\$64.0 M
6)	7	\$39.9 M	4	\$29.1 M	11	\$69.0 M	9	\$29.9 M
7)	8	\$40.8 M	1	\$1.6 M	9	\$42.4 M	6	\$12.0 M
8)	4	\$48.2 M	3	\$29.0 M	7	\$77.2 M	7	\$68.6 M
9)	9	\$38.9 M	13	\$34.4 M	22	\$73.3 M	18	\$69.7 M
10)	6	\$11.6 M	9	\$23.0 M	15	\$34.6 M	9	\$77.1 M

*For most commercial loans awarded during the last three months

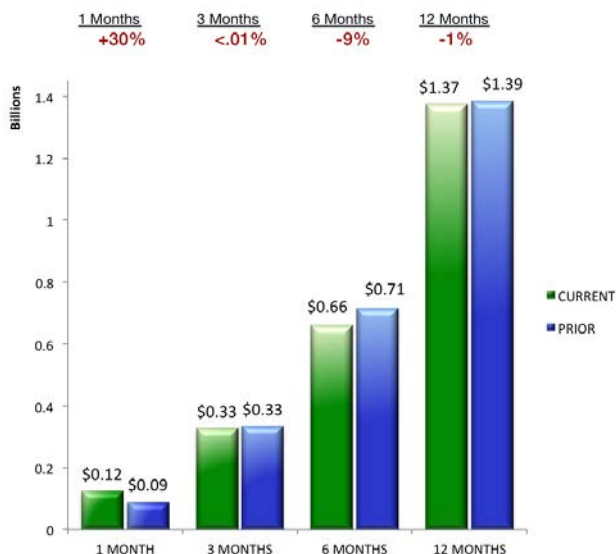
RESIDENTIAL MORTGAGES

TOP 5 RESIDENTIAL LOANS – DECEMBER

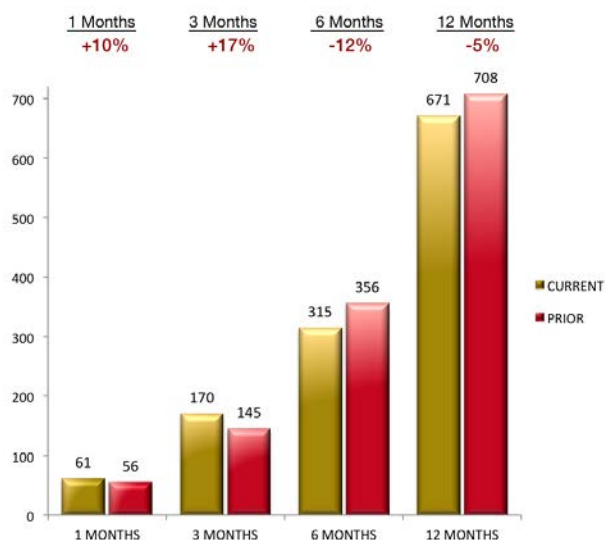
LENDER	AMOUNT	BORROWER
JPMorgan Chase Bank NA	\$10.5 M	Philip and Catherine Korsant
Bank of America NA	\$6.9 M	Bogdan and Rita Nowak
Morgan Stanley Private Bank NA	\$4.5 M	John J. Dowd
Huntington National Bank	\$4.2 M	Christopher John Furlo
Northern Trust Company	\$4.1 M	Steven B. Sandler

\$1 MILLION-PLUS RESIDENTIAL MORTGAGES

VALUE OF LOANS*
CURRENT YEAR VS PRIOR YEAR



NUMBER OF LOANS*
CURRENT YEAR VS PRIOR YEAR



TOP 10 LENDERS*

	CURRENT 3 MONTHS		PRIOR 3 MONTHS	
	LOANS	VALUE	LOANS	VALUE
1. <i>Bank of America NA</i>	19	\$48.1 M	20	\$36.5 M
2. <i>Wells Fargo Bank NA</i>	14	\$29.9 M	12	\$18.7 M
3. <i>First Republic Bank NA</i>	13	\$24.7 M	4	\$12.7 M
4. <i>Morgan Stanley Private Bank NA</i>	10	\$15.5 M	3	\$5.5 M
5. <i>JPMorgan Chase Bank NA</i>	9	\$25.5 M	11	\$19.4 M
6. <i>Iberiabank</i>	8	\$11.6 M	3	\$5.8 M
7. <i>Florida Community Bank NA</i>	7	\$15.5 M	4	\$10.5 M
8. <i>UBS Bank USA</i>	4	\$8.8 M	2	\$22.1 M
9. <i>TD Bank NA</i>	3	\$6.0 M	6	\$9.2 M
10. <i>PNC Mortgage</i>	3	\$4.6 M	3	\$5.3 M

	CURRENT 6 MONTHS		PRIOR 6 MONTHS		CURRENT 12 MONTHS		PRIOR 12 MONTHS	
	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE
1)	39	\$84.6 M	38	\$64.5 M	77	\$149.1 M	75	\$164.9 M
2)	26	\$48.6 M	35	\$56.0 M	61	\$104.7 M	75	\$148.0 M
3)	17	\$37.3 M	20	\$50.4 M	37	\$87.8 M	27	\$48.9 M
4)	13	\$20.9 M	19	\$32.8 M	32	\$53.8 M	32	\$53.9 M
5)	20	\$44.9 M	35	\$100.8 M	55	\$145.7 M	61	\$141.7 M
6)	11	\$17.4 M	2	\$4.8 M	13	\$22.2 M	3	\$4.0 M
7)	11	\$25.9 M	11	\$18.1 M	22	\$44.0 M	20	\$35.8 M
8)	6	\$30.9 M	8	\$17.2 M	14	\$48.1 M	21	\$64.6 M
9)	9	\$15.2 M	11	\$20.9 M	20	\$36.1 M	18	\$28.4 M
10)	6	\$9.9 M	5	\$8.4 M	11	\$18.3 M	5	\$7.5 M

*For most residential loans awarded during the last three months

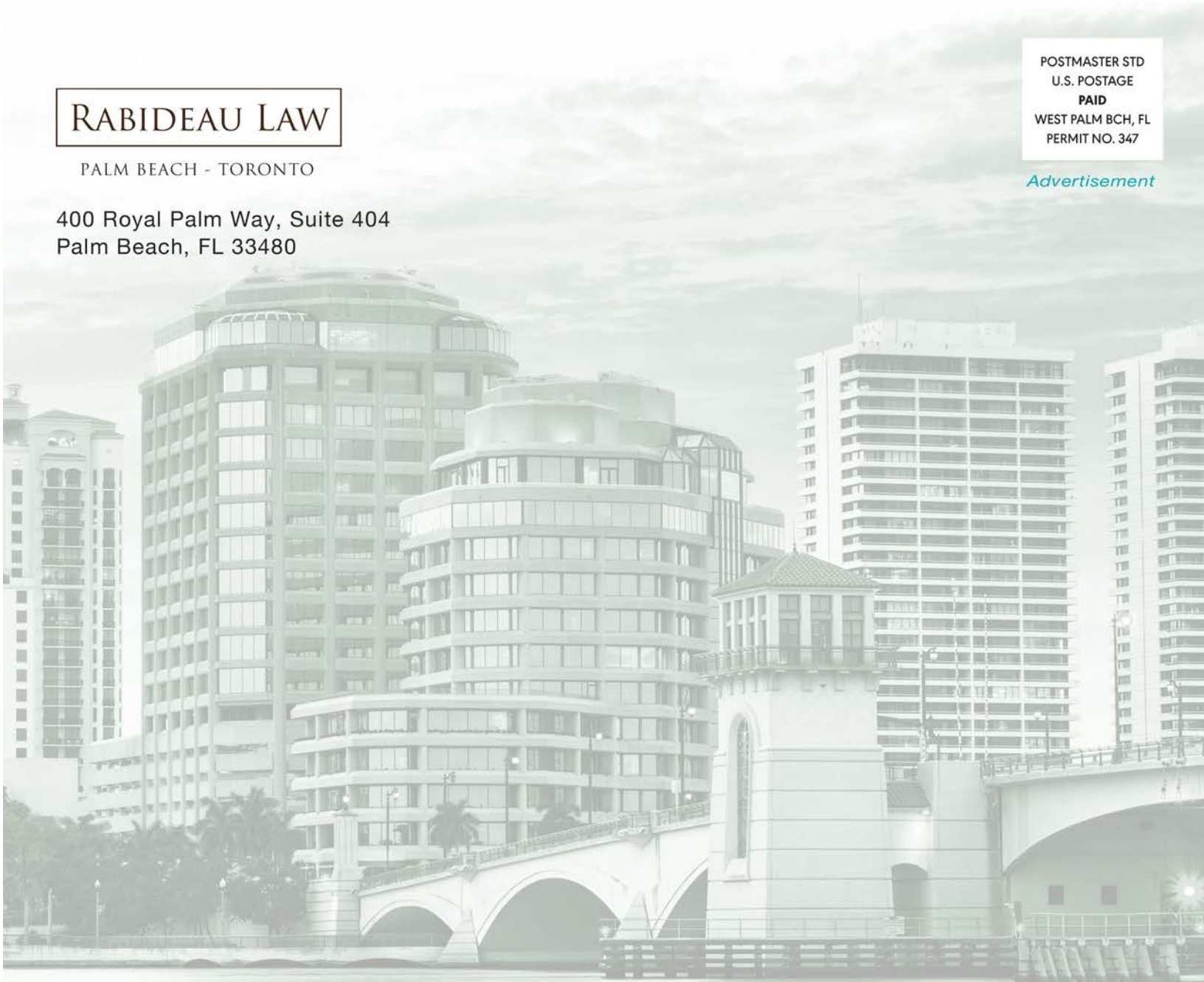
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Our legal team offers decades of knowledge and experience on all legal matters for successful real estate transactions and related issues. We provide representation for all of your real estate assets, such as single-family homes, condominiums, co-ops, vacant land, investment, and commercial properties.

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Rabideau Law Million Dollar Mortgage Brief - Palm Beach County: www.rabideau-law.com/million-dollar-mortgage-brief/

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