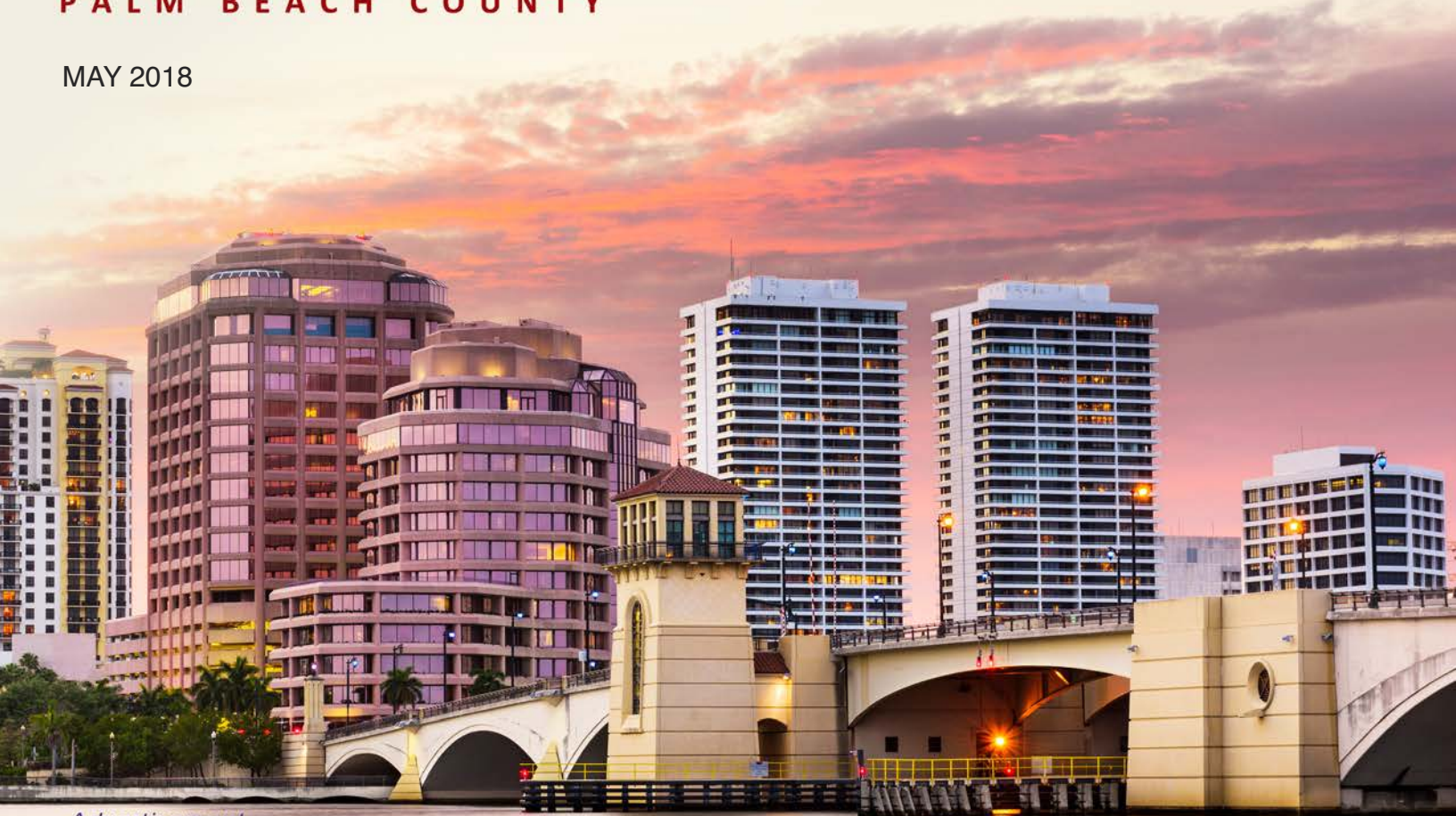


# RABIDEAU LAW BRIEF

## MILLION DOLLAR MORTGAGES PALM BEACH COUNTY

MAY 2018



*Advertisement*

## \$1 MILLION-PLUS HIGHLIGHT

### APRIL'S COMMERCIAL \$1M-PLUS REAL ESTATE INVESTMENT HITS \$600 MILLION

Commercial loan investment in Palm Beach County real estate in the \$1M-plus category hit \$595.4 million in April, the second highest month of 2018, and an increase of \$59% as compared to the previous month of March. Additionally, the recent 12-month period total increased 75% to \$7.31 billion, as compared to \$4.17 billion for the prior 12 months. Grandbridge Real Estate Capital financed April's largest commercial mortgage, a \$139 million loan awarded to Brookdale Senior Living, of which \$74.55 million went to the purchase of a senior housing facility at 11381 Prosperity Farms Road in Palm Beach Gardens from HCP Inc. The second highest mortgage of \$76.7 million went to Boca T-Rex Borrower, LLC on three Boca Technology Center parcels and was financed by Bank of America NA.

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INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

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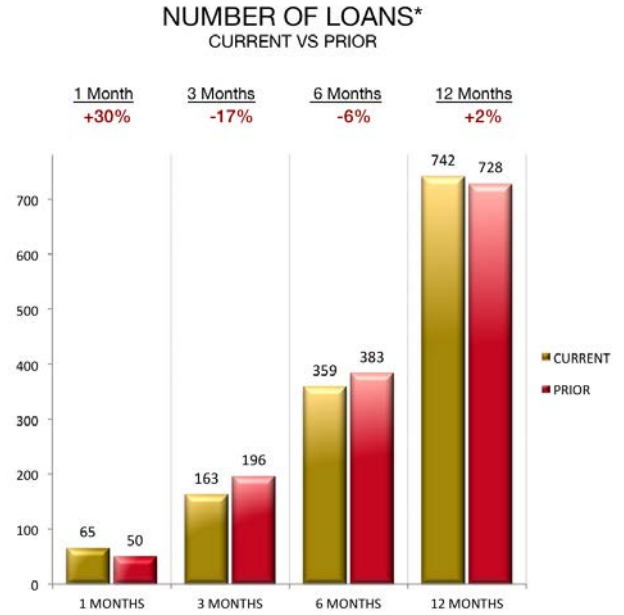
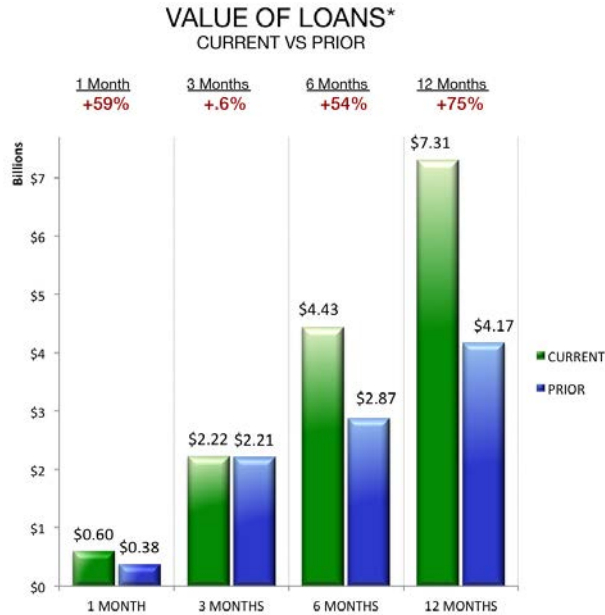
REAL ESTATE | LAND USE | FINANCE | CROSS BORDER | BUSINESS FORMATION

# COMMERCIAL MORTGAGES

## TOP 5 COMMERCIAL LOANS — APRIL

LENDER	AMOUNT	BORROWER
Granbridge Real Estate Capital LLC	\$139.0 M	BKD Palm Beach Gardens LLC
Bank Of America NA	\$76.7 M	Boca T-Rex Borrower LLC
Fifth Third Bank NA	\$50.4 M	West Palm FCH Apartments LLC
Citizens Bank NA	\$40.6 M	Safe Harbor Marinas LLC
Bank Of America NA	\$33.3 M	KBSII Emerald View LLC

## \$1 MILLION-PLUS COMMERCIAL MORTGAGES



<b>TOP 10 LENDERS*</b>		<b>CURRENT 3 MONTHS</b>		<b>PRIOR 3 MONTHS</b>	
COMMERCIAL MORTGAGE LOANS		LOANS	VALUE	LOANS	VALUE
1.	<i>Bank of America NA</i>	9	\$177.7 M	8	\$131.8 M
2.	<i>First Republic Bank</i>	8	\$46.6 M	6	\$18.8 M
3.	<i>Centennial Bank</i>	6	\$22.8 M	0	\$0.0 M
4.	<i>Florida Community Bank NA</i>	5	\$50.6 M	7	\$93.9 M
5.	<i>JPMorgan Chase Bank NA</i>	5	\$33.3 M	4	\$9.1 M
6.	<i>Hunt Mortgage Partners LLC</i>	5	\$18.7 M	2	\$7.2 M
7.	<i>Wells Fargo Bank NA</i>	4	\$16.8 M	10	\$245.2 M
8.	<i>Paradise Bank</i>	4	\$13.9 M	2	\$4.5 M
9.	<i>City National Bank of Florida</i>	4	\$13.4 M	5	\$27.8 M
10.	<i>Valley National Bank</i>	4	\$12.0 M	6	\$21.9 M

	<b>CURRENT 6 MONTHS</b>		<b>PRIOR 6 MONTHS</b>		<b>CURRENT 12 MONTHS</b>		<b>PRIOR 12 MONTHS</b>	
	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE
1)	17	\$309.6 M	20	\$73.0 M	37	\$382.6 M	38	\$292.9 M
2)	14	\$65.2 M	7	\$35.3 M	21	\$100.5 M	12	\$25.6 M
3)	6	\$22.8 M	3	\$10.4 M	9	\$33.1 M	3	\$40.0 M
4)	12	\$144.5 M	6	\$55.3 M	18	\$199.8 M	16	\$132.5 M
5)	9	\$42.4 M	15	\$156.3 M	24	\$198.7 M	34	\$360.7 M
6)	7	\$26.0 M	8	\$19.4 M	15	\$45.4 M	1	\$3.0 M
7)	14	\$262.0 M	16	\$131.0 M	30	\$393.0 M	28	\$145.9 M
8)	6	\$18.4 M	6	\$18.0 M	12	\$36.3 M	9	\$15.3 M
9)	9	\$41.2 M	8	\$37.4 M	17	\$78.6 M	27	\$86.6 M
10)	10	\$33.9 M	4	\$11.5 M	14	\$45.4 M	16	\$37.9 M

\*For most commercial loans awarded during the last three months



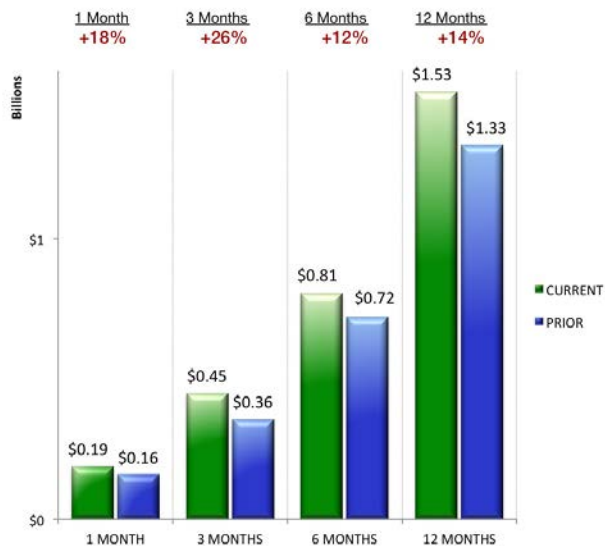
# RESIDENTIAL MORTGAGES

## TOP 5 RESIDENTIAL LOANS – APRIL

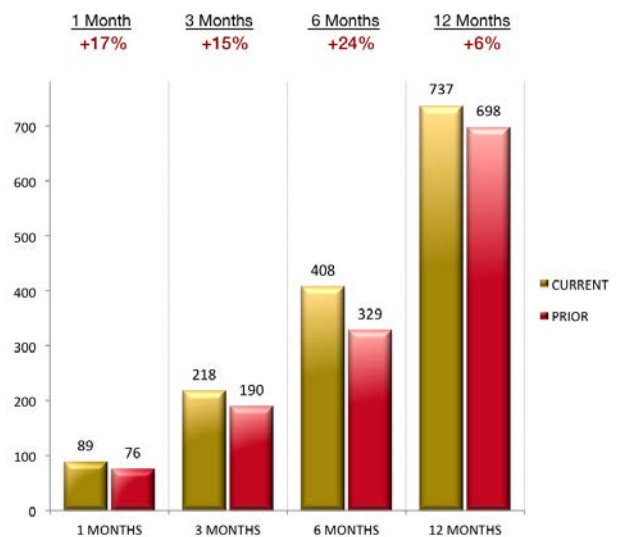
LENDER	AMOUNT	BORROWER
JPMorgan Chase Bank NA	\$25.0 M	William Powers and Marianne Elmasri
Florida Community Bank NA	\$6.3 M	Michael Rolnick and Yuliya Kostina
JPMorgan Chase Bank NA	\$5.0 M	John Knop and Leslee Belluchie
Paradise Bank	\$5.0 M	Bernard and Maggie Palmer
City National Bank of Florida	\$4.5 M	Lewis F. Crippen

## \$1 MILLION-PLUS RESIDENTIAL MORTGAGES

VALUE OF LOANS\*  
CURRENT VS PRIOR



NUMBER OF LOANS\*  
CURRENT VS PRIOR



TOP 10 LENDERS*		CURRENT 3 MONTHS		PRIOR 3 MONTHS	
RESIDENTIAL MORTGAGE LOANS		LOANS	VALUE	LOANS	VALUE
1.	Bank of America NA	20	\$41.8 M	24	47.9 M
2.	JPMorgan Chase Bank NA	17	\$67.8 M	16	\$41.0 M
3.	First Republic Bank NA	13	\$22.8 M	10	\$16.4 M
4.	Iberiabank	11	\$20.0 M	4	\$5.6 M
5.	Wells Fargo Bank NA	11	\$18.7 M	16	\$27.7 M
6.	Citibank NA	7	\$19.3 M	4	\$10.8 M
7.	Suntrust Mortgage Inc	6	\$7.9 M	1	\$1.1 M
8.	City National Bank of Florida	5	\$13.0 M	1	\$1.5 M
9.	TD Bank NA	5	\$6.8 M	8	\$13.1 M
10.	PNC Mortgage	4	\$5.5 M	2	\$3.3 M

	CURRENT 6 MONTHS		PRIOR 6 MONTHS		CURRENT 12 MONTHS		PRIOR 12 MONTHS	
	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE
1)	44	\$89.8 M	47	\$91.2 M	91	\$181.0 M	71	\$130.0 M
2)	33	\$108.8 M	21	\$53.6 M	54	\$162.4 M	73	\$171.0 M
3)	23	\$39.3 M	20	\$56.5 M	43	\$95.8 M	29	\$57.0 M
4)	15	\$25.7 M	7	\$11.8 M	22	\$37.4 M	4	\$7.6 M
5)	27	\$46.4 M	33	\$58.2 M	60	\$104.7 M	66	\$125.1 M
6)	11	\$30.2 M	11	\$20.4 M	22	\$50.6 M	17	\$27.3 M
7)	7	\$9.0 M	5	\$6.1 M	12	\$15.0 M	8	\$9.5 M
8)	6	\$14.5 M	1	\$2.6 M	7	\$17.2 M	6	\$17.1 M
9)	13	\$19.9 M	11	\$19.2 M	24	\$39.1 M	22	\$36.2 M
10)	6	\$8.8 M	6	\$9.4 M	12	\$18.3 M	8	\$13.1 M

\*For most residential loans awarded during the last three months

# RABIDEAU LAW

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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.

## ONLINE RESOURCES

Beach Access: [www.rabideau-law.com/beach-access/](http://www.rabideau-law.com/beach-access/)

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

## CONTACTS

David E. Klein, Esq. | [dklein@rabideau-law.com](mailto:dklein@rabideau-law.com) | 561.655.6221

Guy Rabideau, Esq. | [grabideau@rabideau-law.com](mailto:grabideau@rabideau-law.com) | 561.655.6221