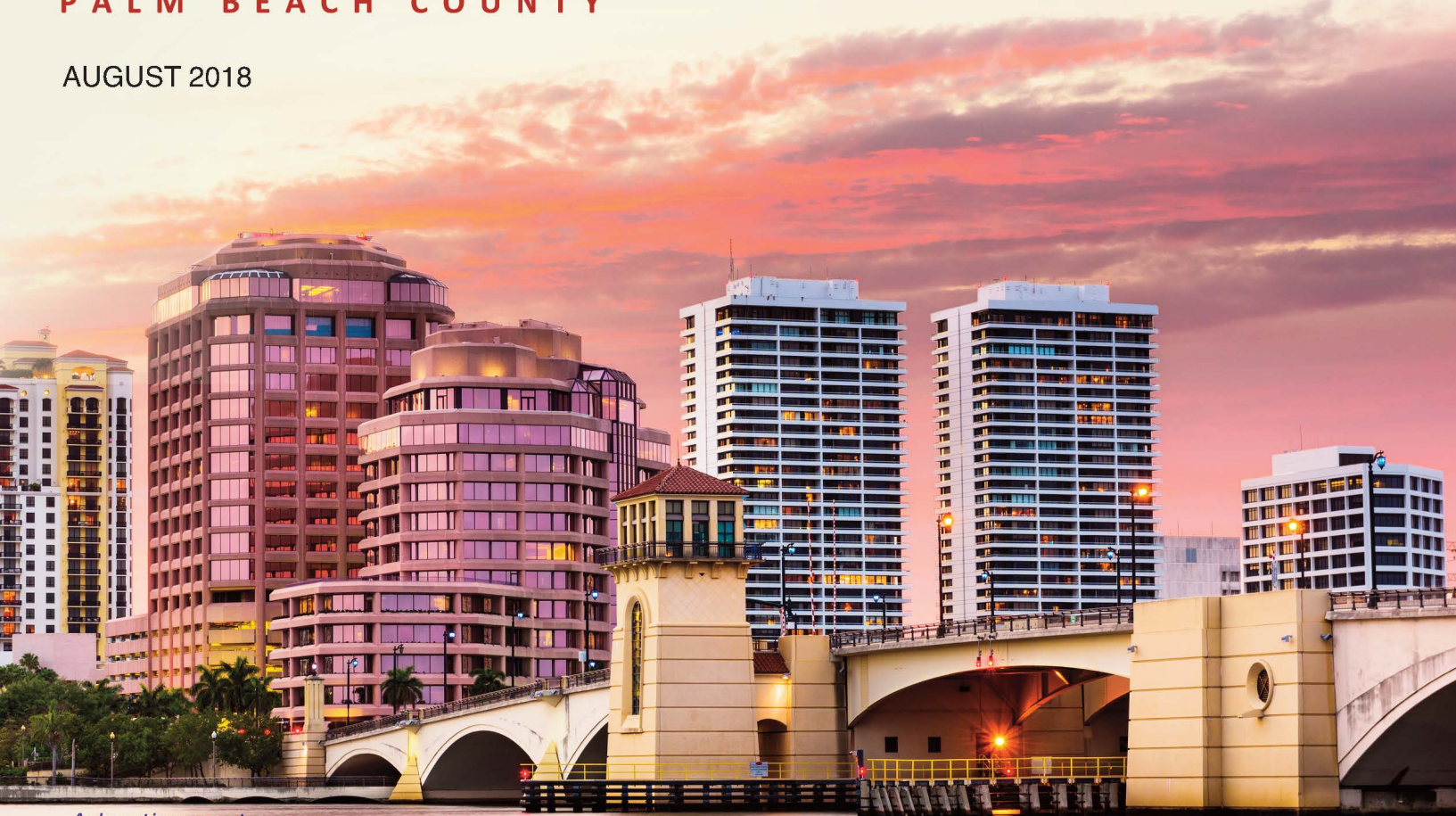


RABIDEAU LAW BRIEF

MILLION DOLLAR MORTGAGES
PALM BEACH COUNTY

AUGUST 2018



Advertisement

\$1 MILLION-PLUS HIGHLIGHT

Wells Fargo Invests \$86M

In PBC \$1M-plus Real Estate During Last 3 Months

Mercantil Bank NA lent the largest mortgage in July, a Commercial Loan of \$13M, to Gardens Medical Pavilion, LLC. The most prolific lender of the last three months was Wells Fargo Bank NA whose twenty-four \$1 million-plus Commercial and Residential mortgages in Palm Beach County totaled \$86 million. The top three recipients include two loans in June; an \$18.4 million Commercial mortgage on Siemens Office Park in Boca Raton, awarded to 900 Broken Sound, LLC; a \$9.68 Million Residential mortgage on 2325 S. Ocean Boulevard, a 17,075 square-foot home in Delray, awarded to Massimo Musa; and, a Commercial loan in May, a \$19 million loan on the Yellow Freight Systems parcel in Boynton Beach, awarded to Exeter Boynton Beach Land, LLC.

© 2018 Rabideau Law. All rights reserved.

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

RABIDEAU LAW

PALM BEACH | TORONTO

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

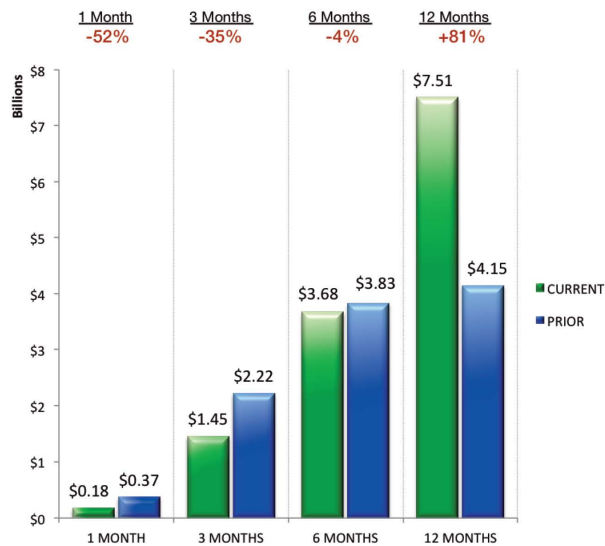
COMMERCIAL MORTGAGES

TOP 5 COMMERCIAL LOANS – JULY

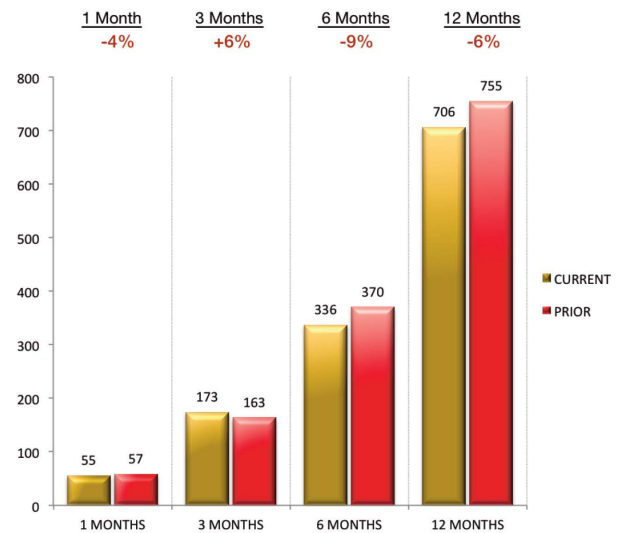
| LENDER | AMOUNT | BORROWER |
|--------------------------------|----------|-------------------------------|
| Mercantil Bank NA | \$13.0 M | Gardens Medical Pavilion, LLC |
| Toyota Motor Credit Corp. | \$12.7 M | Palm Auto Plaza Auto, LLC |
| Toyota Motor Credit Corp. | \$10.4 M | Palm Auto Plaza Auto, LLC |
| First Republic Bank | \$9.2 M | 1350 South Ocean Blvd. |
| CITI Real Estate Funding, Inc. | \$7.3 M | FI Linton Medical Center, LLC |

\$1 MILLION-PLUS COMMERCIAL MORTGAGES

VALUE OF LOANS*
CURRENT VS PRIOR



NUMBER OF LOANS*
CURRENT VS PRIOR



TOP 10 LENDERS*

| | CURRENT 3 MONTHS | | PRIOR 3 MONTHS | |
|----------------------------------|------------------|----------|----------------|-----------|
| | LOANS | VALUE | LOANS | VALUE |
| 1. JPMorgan Chase Bank NA | 7 | \$35.7 M | 5 | \$33.3 M |
| 2. Florida Community Bank NA | 6 | \$58.9 M | 5 | \$50.6 M |
| 3. Wells Fargo Bank NA | 6 | \$47.3 M | 4 | \$16.8 M |
| 4. BankUnited NA | 6 | \$38.8 M | 0 | \$0.0 M |
| 5. Bank of America NA | 6 | \$16.6 M | 9 | \$177.7 M |
| 6. Mercantil Bank NA | 4 | \$36.1 M | 2 | \$5.1 M |
| 7. Seacoast National Bank | 4 | \$15.6 M | 4 | \$10.2 M |
| 8. Popular Bank | 4 | \$13.9 M | 0 | \$0.0 M |
| 9. City National Bank of Florida | 4 | \$13.8 M | 4 | \$13.4 M |
| 10. Paradise Bank | 4 | \$8.0 M | 4 | \$13.9 M |

| | CURRENT 6 MONTHS | | PRIOR 6 MONTHS | | CURRENT 12 MONTHS | | PRIOR 12 MONTHS | |
|-----|------------------|-----------|----------------|-----------|-------------------|-----------|-----------------|-----------|
| | LOANS | VALUE | LOANS | VALUE | LOANS | VALUE | LOANS | VALUE |
| 1) | 12 | \$68.9 M | 8 | \$68.9 M | 20 | \$137.9 M | 33 | \$250.7 M |
| 2) | 11 | \$109.5 M | 11 | \$134.9 M | 22 | \$244.3 M | 17 | \$144.8 M |
| 3) | 10 | \$64.1 M | 23 | \$364.9 M | 33 | \$429.0 M | 26 | \$151.9 M |
| 4) | 6 | \$38.8 M | 5 | \$42.3 M | 11 | \$81.1 M | 9 | \$28.3 M |
| 5) | 15 | \$194.4 M | 17 | \$163.1 M | 32 | \$357.4 M | 34 | \$153.8 M |
| 6) | 6 | \$41.2 M | 3 | \$5.9 M | 9 | \$47.1 M | 1 | \$20.4 M |
| 7) | 8 | \$25.8 M | 3 | \$4.9 M | 11 | \$30.8 M | 23 | \$53.6 M |
| 8) | 4 | \$13.9 M | 0 | \$0.0 M | 4 | \$13.9 M | 0 | \$0.0 M |
| 9) | 8 | \$27.2 M | 10 | \$52.8 M | 18 | \$80.0 M | 28 | \$95.7 M |
| 10) | 8 | \$21.9 M | 3 | \$5.6 M | 11 | \$27.5 M | 12 | \$29.9 M |

*For most commercial loans awarded in Palm Beach County during the last three months

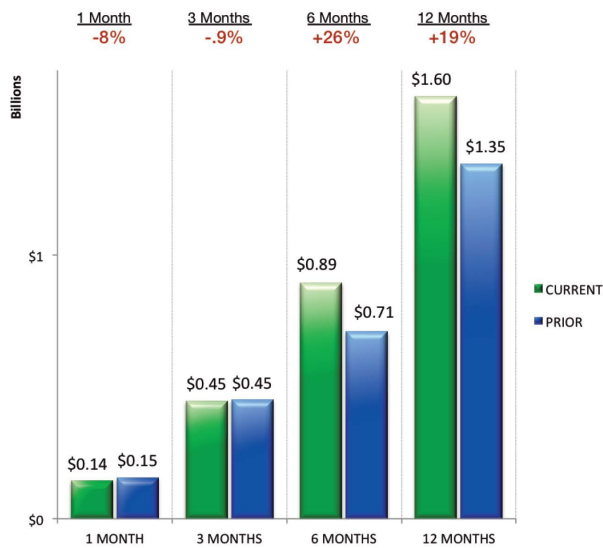
RESIDENTIAL MORTGAGES

TOP 5 RESIDENTIAL LOANS – JULY

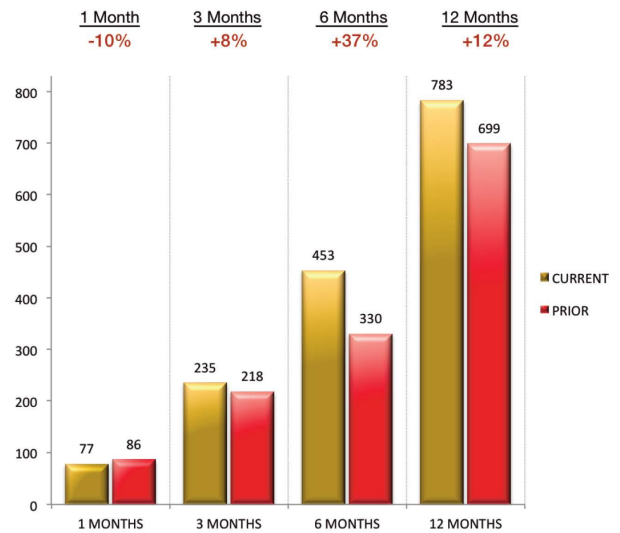
| | | |
|--------------------------------|---------|----------------------|
| CIBC Bank USA | \$7.8 M | Steven K. Hudson |
| A & D Mortgage, LLC | \$6.0 M | Sherief Abu-Moustafa |
| Morgan Stanley Private Bank NA | \$5.4 M | Mark Epstein |
| First Washington Mortgage | \$5.2 M | Elizabeth J. Murias |
| Bank of America NA | \$4.7 M | Bryan P. Gentile |

\$1 MILLION-PLUS RESIDENTIAL MORTGAGES

VALUE OF LOANS*
CURRENT VS PRIOR



NUMBER OF LOANS*
CURRENT VS PRIOR



TOP 10 LENDERS*

| RANK | LENDER | CURRENT 3 MONTHS | | PRIOR 3 MONTHS | |
|------|--------------------------------|------------------|----------|----------------|----------|
| | | LOANS | VALUE | LOANS | VALUE |
| 1. | Bank of America NA | 27 | \$48.9 M | 20 | \$41.8 M |
| 2. | Wells Fargo Bank NA | 18 | \$38.9 M | 11 | \$18.7 M |
| 3. | JPMorgan Chase Bank NA | 17 | \$40.2 M | 17 | \$67.8 M |
| 4. | IberiaBank | 10 | \$19.8 M | 11 | \$20.0 M |
| 5. | Morgan Stanley Private Bank NA | 10 | \$16.8 M | 3 | \$20.0 M |
| 6. | First Republic Bank | 10 | \$13.9 M | 13 | \$22.8 M |
| 7. | PNC Bank NA | 5 | \$8.6 M | 1 | \$1.0 M |
| 8. | Valley National Bank | 5 | \$8.6 M | 1 | \$2.6 M |
| 9. | Guaranteed Rate Inc | 5 | \$6.0 M | 2 | \$3.4 M |
| 10. | UBS Bank USA | 4 | \$8.4 M | 3 | \$6.9 M |

| RANK | CURRENT 6 MONTHS | | PRIOR 6 MONTHS | | CURRENT 12 MONTHS | | PRIOR 12 MONTHS | |
|------|------------------|-----------|----------------|----------|-------------------|-----------|-----------------|-----------|
| | LOANS | VALUE | LOANS | VALUE | LOANS | VALUE | LOANS | VALUE |
| 1) | 47 | \$90.8 M | 41 | \$91.1 M | 88 | \$181.9 M | 82 | \$141.6 M |
| 2) | 29 | \$57.7 M | 33 | \$57.8 M | 62 | \$115.5 M | 70 | \$137.0 M |
| 3) | 34 | \$108.0 M | 23 | \$57.1 M | 57 | \$165.1 M | 66 | \$157.5 M |
| 4) | 21 | \$39.8 M | 11 | \$17.4 M | 32 | \$57.2 M | 4 | \$7.6 M |
| 5) | 13 | \$20.3 M | 14 | \$21.9 M | 27 | \$42.3 M | 33 | \$56.3 M |
| 6) | 23 | \$36.7 M | 19 | \$43.3 M | 42 | \$80.1 M | 32 | \$72.8 M |
| 7) | 6 | \$9.7 M | 2 | \$54.6 M | 8 | \$64.3 M | 2 | \$2.7 M |
| 8) | 6 | \$11.2 M | 2 | \$3.0 M | 8 | \$14.1 M | 3 | \$4.6 M |
| 9) | 7 | \$9.4 M | 3 | \$3.9 M | 10 | \$13.3 M | 9 | \$13.4 M |
| 10) | 7 | \$15.2 M | 5 | \$29.9 M | 12 | \$45.1 M | 18 | \$46.0 M |

*For most residential loans awarded in Palm Beach County during the last three months

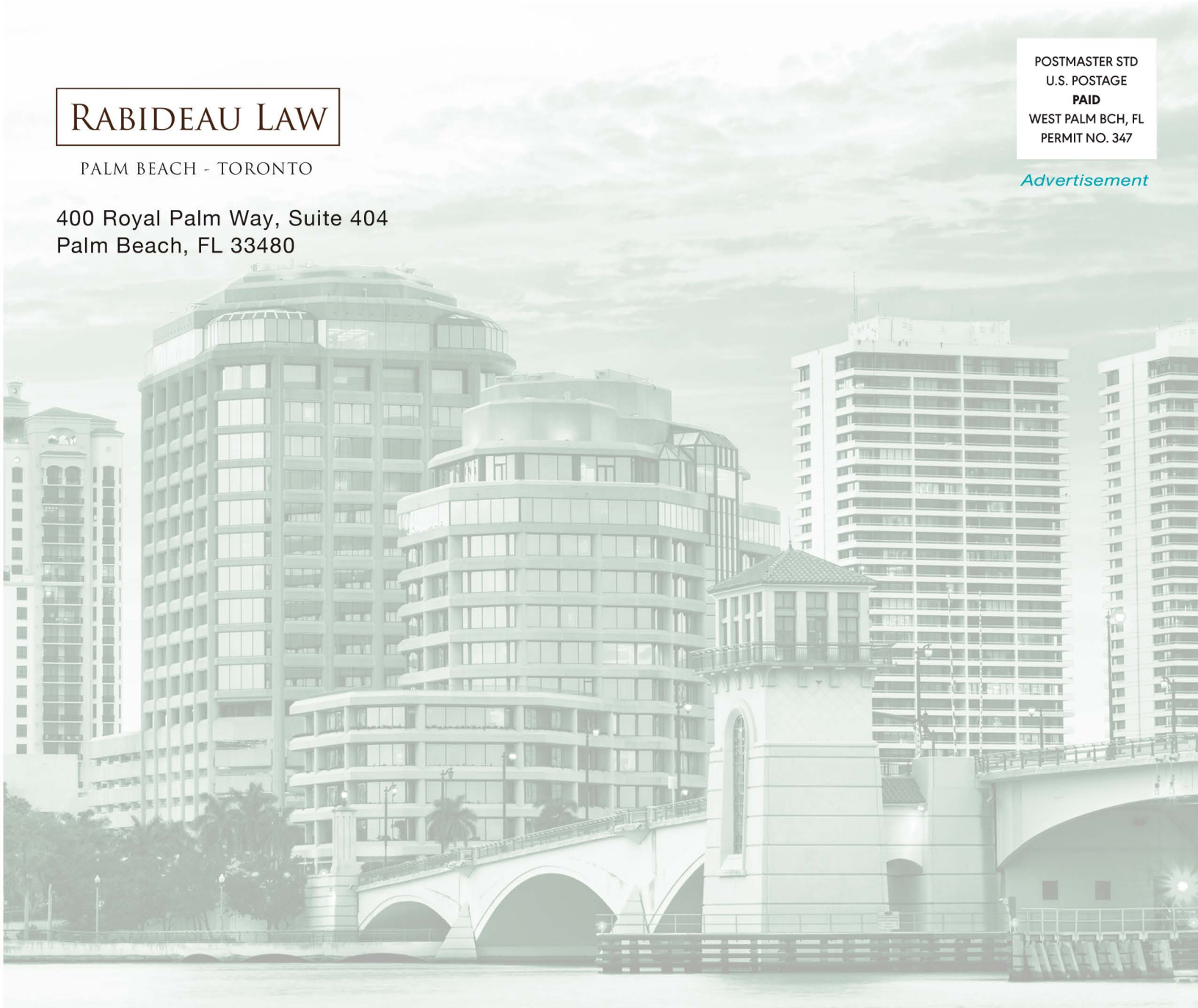
RABIDEAU LAW

PALM BEACH - TORONTO

400 Royal Palm Way, Suite 404
Palm Beach, FL 33480

POSTMASTER STD
U.S. POSTAGE
PAID
WEST PALM BCH, FL
PERMIT NO. 347

Advertisement



Rabideau Law is a trusted representative of high-end real estate, business formation, cross-border and legal consultation. Our law firm has been in existence since 2014 and consists of three attorneys dedicated to providing superior legal counsel and first-class service to our clientele.

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/

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

CONTACTS

David E. Klein, Esq. | dklein@rabideau-law.com | 561.655.6221

Guy Rabideau, Esq. | grabideau@rabideau-law.com | 561.655.6221