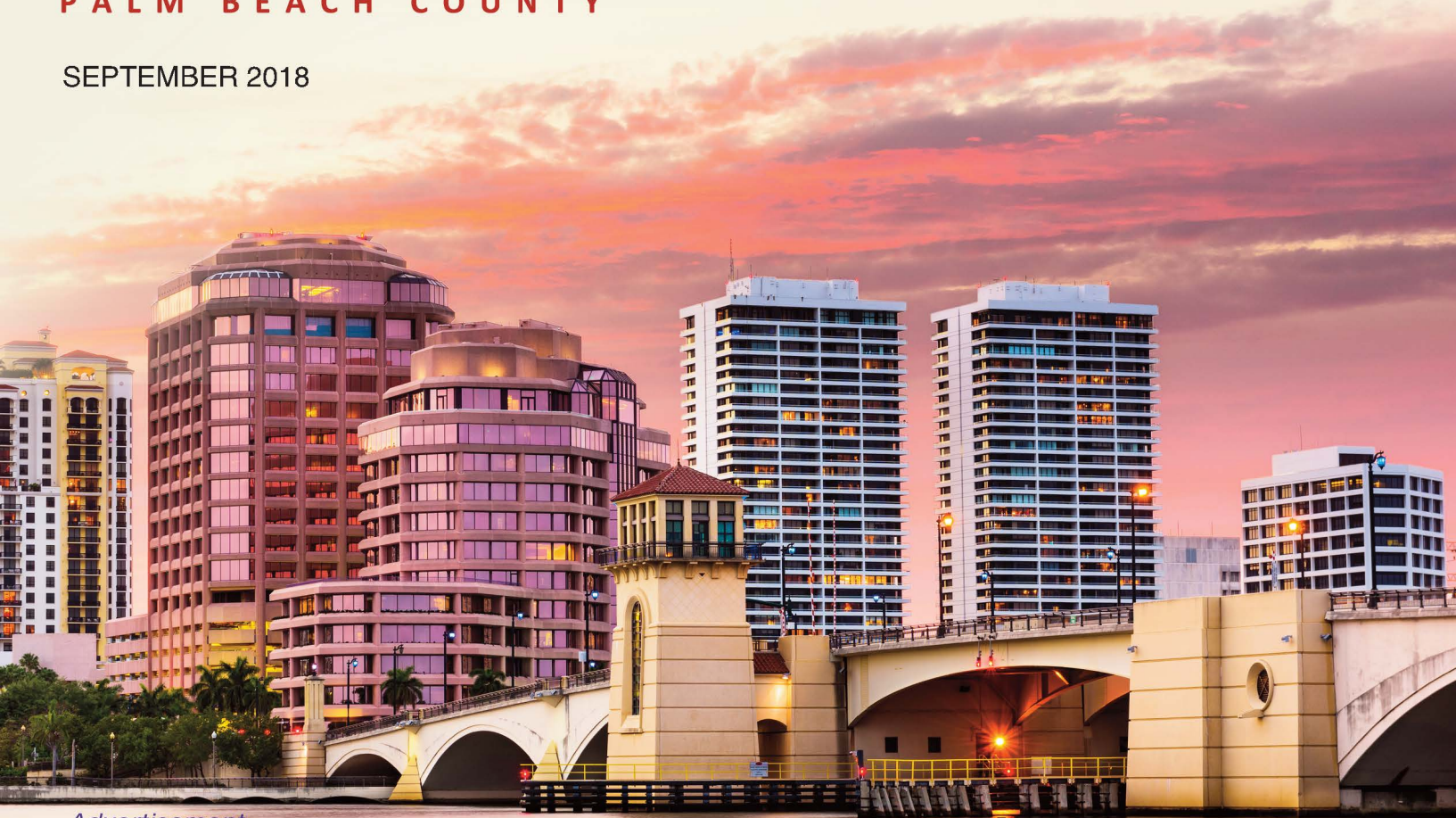


RABIDEAU LAW BRIEF

MILLION DOLLAR MORTGAGES
PALM BEACH COUNTY

SEPTEMBER 2018



Advertisement

\$1 MILLION-PLUS HIGHLIGHT

\$46M Secured For 287 PBC Rental Properties

Commercial Mortgage Investment of \$1M-plus Loans Increased 63% In August

Two commercial loans contributed to a 63% increase in the August \$1 million-plus commercial mortgage investments as compared to July. The largest commercial mortgage in Palm Beach County in August involved 287 Palm Beach County rental properties which were part of a \$508.7 million multi-family, multi-state mortgage in favor of Berkadia Commercial Mortgage, LLC. The Florida mortgages, procured by FYR SFR Borrower, LLC, totaled \$46.07 million. The second largest loan was a \$31.4 million mortgage from Wells Fargo Bank NA to Hotel West Palm Beach, LP. On the residential side, the largest mortgage was a \$20 million loan granted to Thompson Dean by JPMorgan Chase Bank NA, securing the property located at 1485 South Ocean Boulevard in Palm Beach.

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INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

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

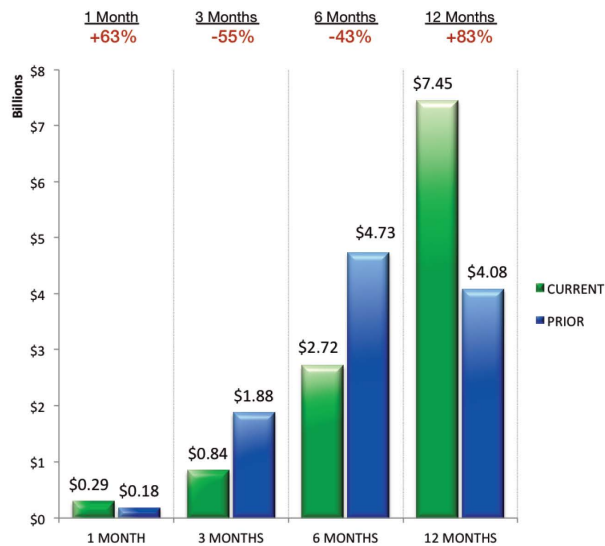
COMMERCIAL MORTGAGES

TOP 5 COMMERCIAL LOANS – AUGUST

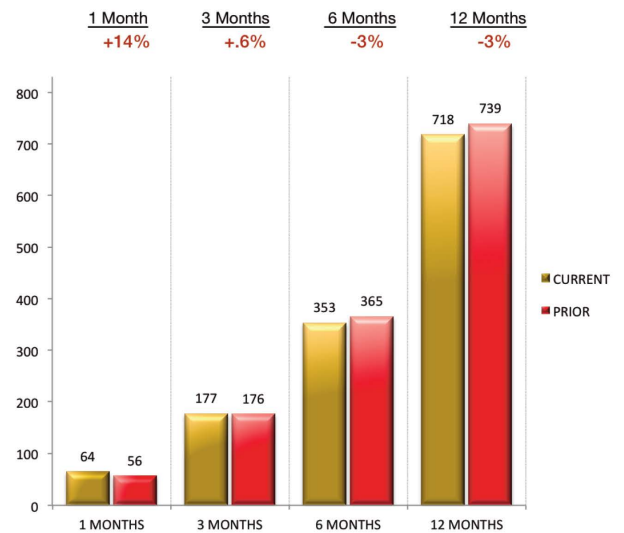
LENDER	AMOUNT	BORROWER
Berkadia Commercial Mortgage LLC	\$46.1 M	FYR SFR Borrower, LLC
Wells Fargo Bank NA	\$31.4 M	Hotel West Palm Beach, LP
Berkadia Commercial Mortgage LLC	\$19.2 M	Oakwood Apartments 160 Units, LLC
JPMorgan Chase Bank NA	\$13.5 M	Metrocentre Property, LLC
Northern Trust Company	\$12.0 M	Violet Hill Development Company, LTD

\$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	
COMMERCIAL MORTGAGE LOANS					
		LOANS	VALUE	LOANS	VALUE
1.	<i>BankUnited NA</i>	8	\$45.9 M	1	\$5.1 M
2.	<i>JPMorgan Chase Bank NA</i>	8	\$45.5 M	7	\$41.2 M
3.	<i>Wells Fargo Bank NA</i>	6	\$60.1 M	4	\$30.0 M
4.	<i>City National Bank of Florida</i>	6	\$22.3 M	1	\$6.0 M
5.	<i>Bank of America NA</i>	6	\$19.0 M	8	\$167.0 M
6.	<i>Florida Community Bank NA</i>	5	\$17.2 M	6	\$73.7 M
7.	<i>Centennial Bank</i>	5	\$8.7 M	6	\$22.8 M
8.	<i>Centerstate Bank NA</i>	5	\$8.4 M	2	\$3.4 M
9.	<i>Berkadia Commercial Mortgage LLC</i>	4	\$100.0 M	2	\$37.7 M
10.	<i>Branch Banking & Trust Company</i>	4	\$15.4 M	4	\$25.1 M

	CURRENT 6 MONTHS		PRIOR 6 MONTHS		CURRENT 12 MONTHS		PRIOR 12 MONTHS	
	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE
1)	9	\$51.0 M	5	\$42.3 M	14	\$93.3 M	8	\$27.1 M
2)	15	\$86.7 M	7	\$18.3 M	22	\$105.0 M	30	\$258.9 M
3)	10	\$90.0 M	21	\$347.3 M	31	\$437.3 M	28	\$166.6 M
4)	7	\$28.3 M	11	\$59.4 M	18	\$87.7 M	29	\$99.0 M
5)	14	\$186.0 M	15	\$152.6 M	29	\$338.6 M	33	\$153.9 M
6)	11	\$90.9 M	12	\$154.9 M	23	\$245.7 M	16	\$143.2 M
7)	11	\$31.5 M	3	\$10.4 M	14	\$41.8 M	3	\$40.0 M
8)	7	\$11.9 M	12	\$31.6 M	19	\$43.4 M	20	\$61.0 M
9)	6	\$137.7 M	2	\$100.7 M	8	\$238.4 M	2	\$43.8 M
10)	8	\$40.5 M	9	\$83.0 M	17	\$123.5 M	17	\$158.0 M

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

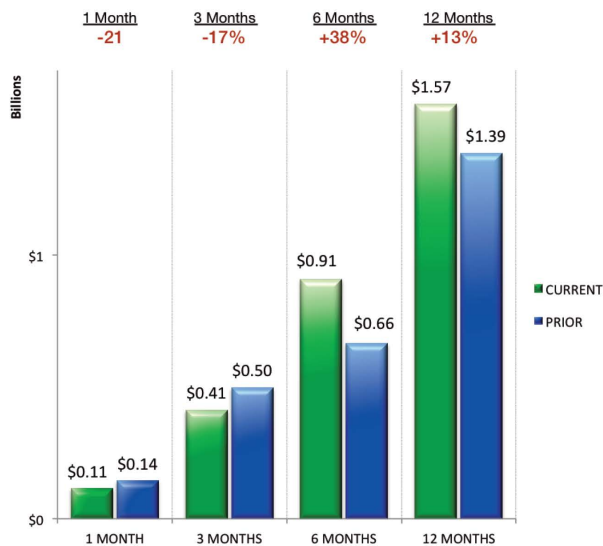
RESIDENTIAL MORTGAGES

TOP 5 RESIDENTIAL LOANS – AUGUST

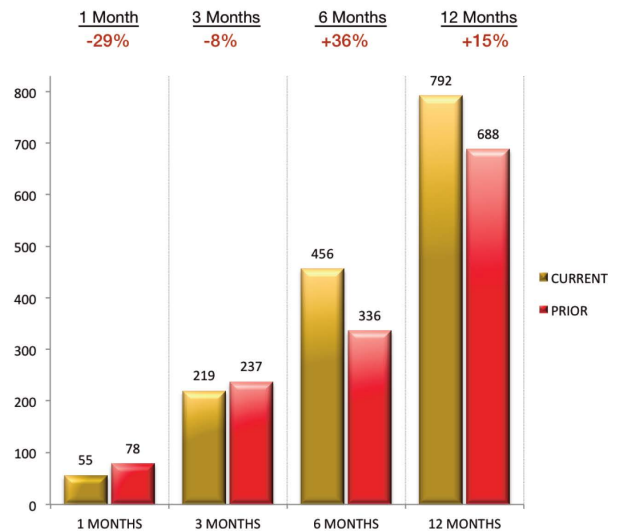
LENDER	AMOUNT	BORROWER
JPMorgan Chase Bank NA	\$20.0 M	Thompson Dean
Wells Fargo Bank NA	\$5.5 M	Brandon Pellegrino
JPMorgan Chase Bank NA	\$5.2 M	Fernando Murias
Bank of America NA	\$4.4 M	Robert C. Bush
IberiaBank	\$3.1 M	Rodin Younessi

\$1 MILLION-PLUS RESIDENTIAL MORTGAGES

VALUE OF LOANS*
CURRENT VS PRIOR



NUMBER OF LOANS*
CURRENT VS PRIOR



TOP 10 LENDERS*

	RESIDENTIAL MORTGAGE LOANS	CURRENT 3 MONTHS		PRIOR 3 MONTHS	
		LOANS	VALUE	LOANS	VALUE
1.	<i>Bank of America NA</i>	23	\$41.5 M	23	48.7 M
2.	<i>JPMorgan Chase Bank NA</i>	20	\$52.8 M	19	\$75.9 M
3.	<i>Wells Fargo Bank NA</i>	14	\$36.6 M	15	\$24.4 M
4.	<i>Morgan Stanley Private Bank NA</i>	10	\$15.3 M	3	\$5.4 M
5.	<i>IberiaBank</i>	9	\$19.1 M	13	\$21.8 M
6.	<i>Valley National Bank</i>	6	\$10.7 M	1	\$2.6 M
7.	<i>First Republic Bank</i>	6	\$9.1 M	14	\$20.1 M
8.	<i>First Bank of the Palm Beaches</i>	5	\$10.0 M	0	\$0.0 M
9.	<i>TD Bank NA</i>	5	\$6.9 M	4	\$5.5 M
10.	<i>PNC Bank NA</i>	4	\$7.9 M	3	\$3.7 M

	CURRENT 6 MONTHS		PRIOR 6 MONTHS		CURRENT 12 MONTHS		PRIOR 12 MONTHS	
	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE
1)	46	\$90.2 M	40	\$84.5 M	86	\$174.7 M	84	\$147.7 M
2)	39	\$128.7 M	22	\$61.3 M	61	\$189.9 M	69	\$164.9 M
3)	29	\$61.0 M	30	\$54.5 M	59	\$115.5 M	65	\$116.2 M
4)	13	\$20.7 M	15	\$21.8 M	28	\$42.5 M	30	\$53.6 M
5)	22	\$40.9 M	10	\$18.0 M	32	\$58.9 M	6	\$12.0 M
6)	7	\$13.3 M	2	\$3.0 M	9	\$16.3 M	3	\$4.6 M
7)	20	\$29.2 M	22	\$45.0 M	42	\$74.2 M	32	\$77.0 M
8)	5	\$10.0 M	2	\$2.5 M	7	\$12.5 M	3	\$8.5 M
9)	9	\$12.4 M	11	\$18.2 M	20	\$30.6 M	23	\$40.0 M
10)	7	\$11.7 M	1	\$1.2 M	8	\$12.9 M	3	\$56.1 M

*For most residential loans awarded in Palm Beach County 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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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/

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