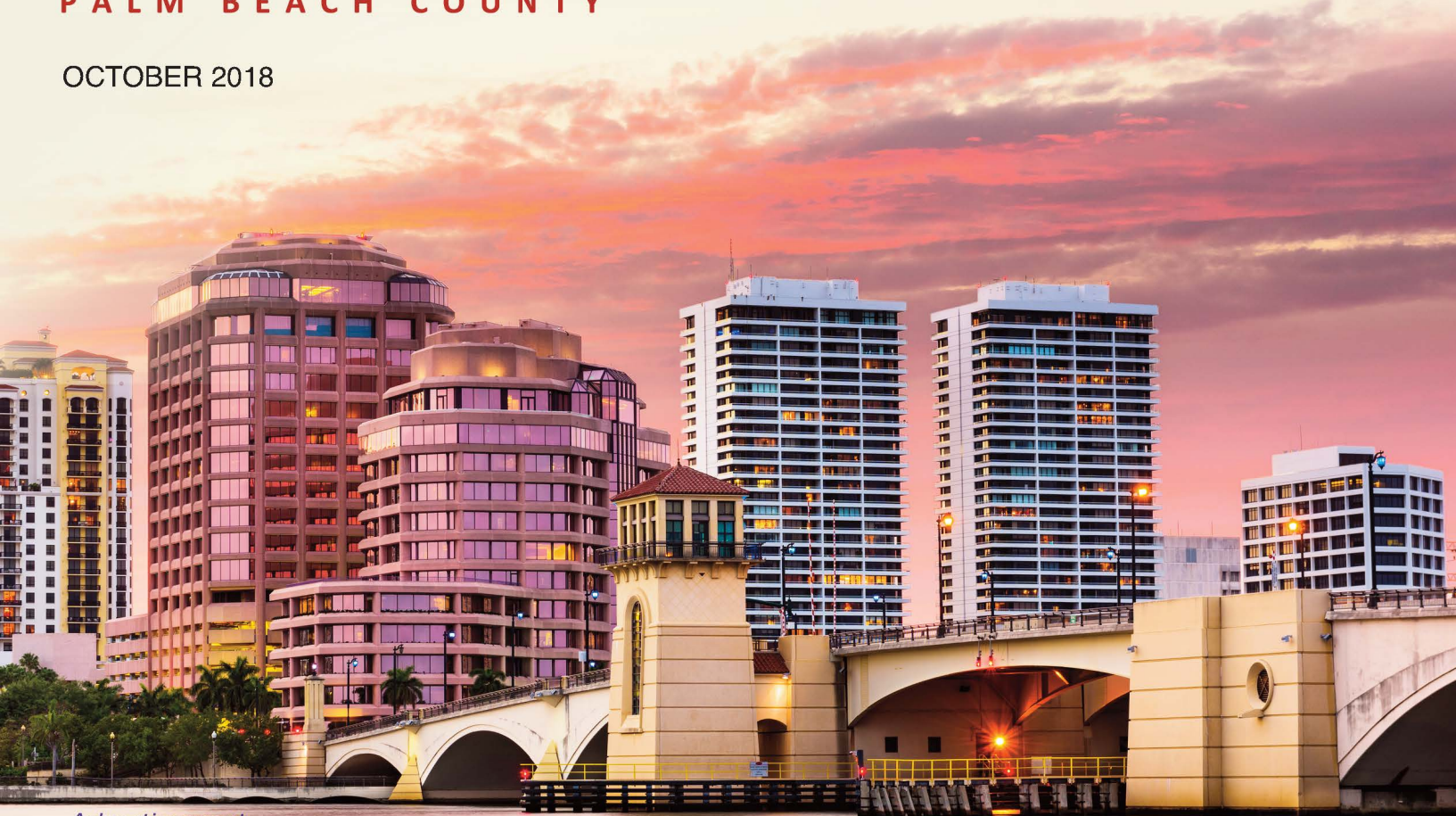


RABIDEAU LAW BRIEF

MILLION DOLLAR MORTGAGES
PALM BEACH COUNTY

OCTOBER 2018



Advertisement

\$1 MILLION-PLUS HIGHLIGHT

\$60M Mortgage For Delray Beach Apartments

September \$1M-plus Mortgages Rise 29% As Retirement & Rental Communities Secure Beefy Loans

The Atlantic Delray Beach apartment community received the largest Green Lake County mortgage in September, a \$60.13 million commercial loan in favor of the Teachers Insurance & Annuity Association of America. The second largest mortgage recorded by the County Clerk's Office was a Berkadia commercial mortgage of \$46.07 million awarded to FYR SFR Borrower, LLC, duplicating their August transaction on the same group of 287 properties. Also of note, the US Bank NA awarded four loans to Lifespace Communities Inc. totaling \$64.82 million, secured on the Abbey Delray, Harbour's Edge, and The Waterford Lifespace Retirement Communities. While the total value of mortgages in this category decreased third quarter as compared to the second quarter, September's value increased 29% as compared to August.

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INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

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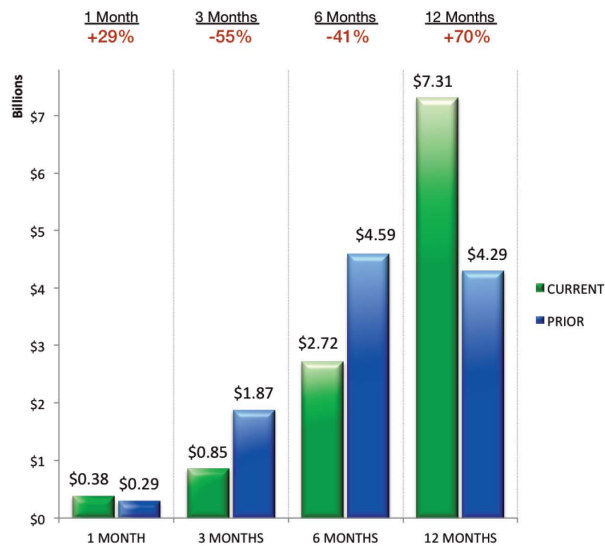
COMMERCIAL MORTGAGES

TOP 5 COMMERCIAL LOANS – SEPTEMBER

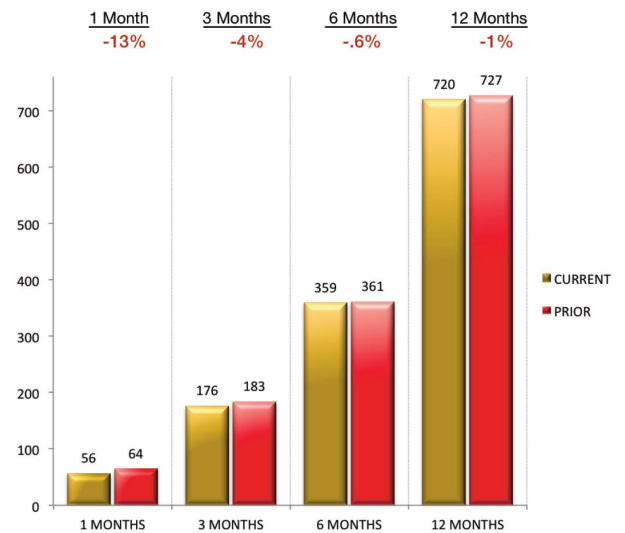
LENDER	AMOUNT	BORROWER
Teachers Insurance & Annuity Assn. of America	\$60.1 M	Atlantic Delray Beach, LLC
Berkadia Commercial Mortgage LLC	\$46.1 M	FYR SFR Borrower, LLC
CIBC Bank USA	\$34.3 M	KH Alton, LLC / Pasteur Commercial Investments, LLC
Frost Bank	\$23.5 M	300 PBL Development, LLC
US Bank National Association	\$21.9 M	Lifespace Communities, Inc.

\$1 MILLION-PLUS COMMERCIAL MORTGAGES

VALUE OF LOANS*
CURRENT VS PRIOR



NUMBER OF LOANS*
CURRENT VS PRIOR



TOP 10 LENDERS*

	COMMERCIAL MORTGAGE LOANS			
	CURRENT 3 MONTHS		PRIOR 3 MONTHS	
	LOANS	VALUE	LOANS	VALUE
1.	9	\$45.8 M	8	\$45.1 M
2.	5	\$117.9 M	2	\$58.0 M
3.	5	\$19.6 M	2	\$8.8 M
4.	5	\$18.2 M	5	\$28.3 M
5.	5	\$14.3 M	4	\$36.7 M
6.	5	\$13.5 M	0	\$0.0 M
7.	4	\$64.8 M	0	\$0.0 M
8.	4	\$14.1 M	8	\$141.2 M
9.	4	\$10.4 M	6	\$72.3 M
10.	4	\$8.6 M	8	\$24.9 M

	CURRENT 6 MONTHS		PRIOR 6 MONTHS		CURRENT 12 MONTHS		PRIOR 12 MONTHS	
	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE
1)	17	\$90.9 M	7	\$30.8 M	24	\$121.7 M	28	\$259.8 M
2)	7	\$175.9 M	3	\$110.2 M	10	\$286.1 M	2	\$43.8 M
3)	7	\$28.3 M	10	\$54.2 M	17	\$82.5 M	28	\$95.6 M
4)	10	\$46.5 M	7	\$80.3 M	17	\$126.8 M	17	\$140.2 M
5)	9	\$51.0 M	4	\$25.3 M	13	\$76.3 M	5	\$30.9 M
6)	5	\$13.5 M	6	\$16.6 M	11	\$30.1 M	4	\$28.8 M
7)	4	\$64.8 M	0	\$0.0 M	4	\$64.8 M	0	\$0.0 M
8)	12	\$155.3 M	14	\$179.4 M	26	\$334.7 M	35	\$155.3 M
9)	10	\$82.7 M	13	\$150.9 M	23	\$233.5 M	16	\$154.2 M
10)	12	\$33.5 M	3	\$10.4 M	15	\$43.9 M	3	\$40.0 M

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

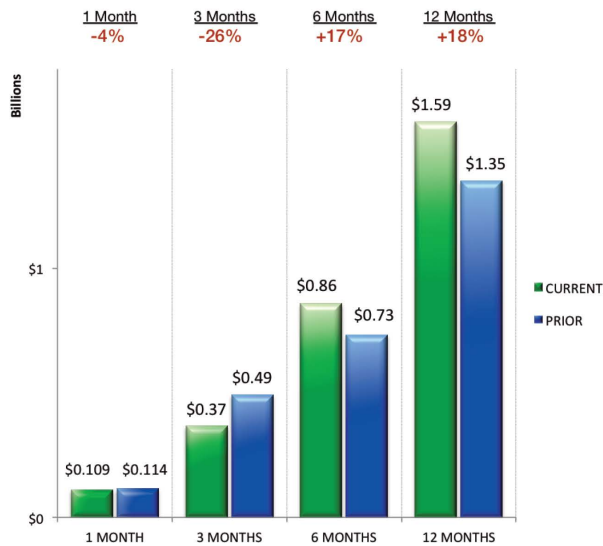
RESIDENTIAL MORTGAGES

TOP 5 RESIDENTIAL LOANS – SEPTEMBER

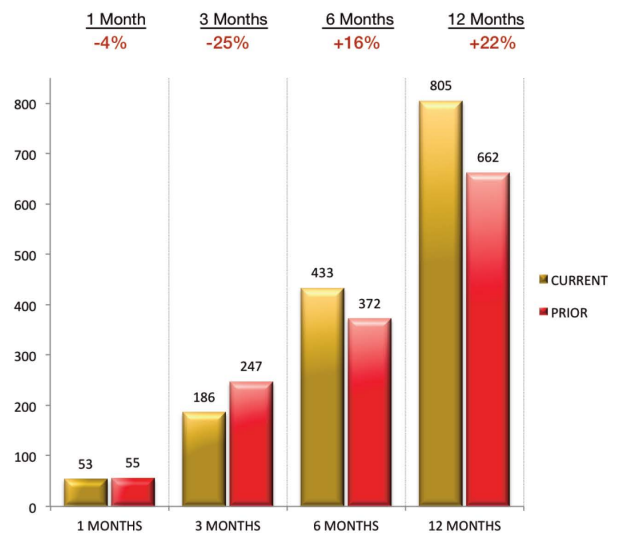
LENDER	AMOUNT	BORROWER
Lawrence A. Moens	\$9.0 M	Ronald G. McMacklin
IberiaBank	\$6.0 M	Myron Miller
JPMorgan Chase Bank NA	\$5.0 M	Luis J. Fernandez
Compass Bank	\$4.8 M	Bennie M. Braay
Citibank NA	\$4.5 M	Richard F. Augustyn

\$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.	JPMorgan Chase Bank NA	17	\$51.1 M	20	73.4 M
2.	Bank of America NA	14	\$29.5 M	31	\$55.4 M
3.	IberiaBank	9	\$22.5 M	11	\$19.7 M
4.	Wells Fargo Bank NA	9	\$18.2 M	19	\$40.8 M
5.	Valley National Bank	6	\$10.6 M	2	\$2.7 M
6.	TD Bank NA	6	\$7.9 M	3	\$4.1 M
7.	Morgan Stanley Private Bank NA	5	\$9.9 M	7	\$9.5 M
8.	First Republic Bank	5	\$8.4 M	13	\$18.6 M
9.	Suntrust Bank	5	\$7.1 M	0	\$0.0 M
10.	Citibank NA	4	\$9.1 M	5	\$10.0 M

	CURRENT 6 MONTHS		PRIOR 6 MONTHS		CURRENT 12 MONTHS		PRIOR 12 MONTHS	
	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE
1)	37	\$124.5 M	27	\$71.3 M	64	\$195.7 M	61	\$145.7 M
2)	45	\$84.8 M	39	\$90.0 M	84	\$174.9 M	83	\$142.5 M
3)	20	\$42.2 M	13	\$22.4 M	33	\$64.6 M	7	\$13.4 M
4)	28	\$59.0 M	28	\$52.4 M	56	\$111.4 M	63	\$113.1 M
5)	8	\$13.2 M	3	\$5.6 M	11	\$18.8 M	3	\$4.6 M
6)	9	\$12.0 M	11	\$17.4 M	20	\$29.3 M	21	\$35.3 M
7)	12	\$19.4 M	14	\$20.0 M	26	\$39.3 M	32	\$56.7 M
8)	18	\$27.0 M	23	\$45.8 M	41	\$72.8 M	30	\$71.6 M
9)	5	\$7.1 M	1	\$1.6 M	6	\$8.7 M	1	\$1.5 M
10)	9	\$19.0 M	9	\$24.6 M	18	\$43.7 M	21	\$34.1 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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