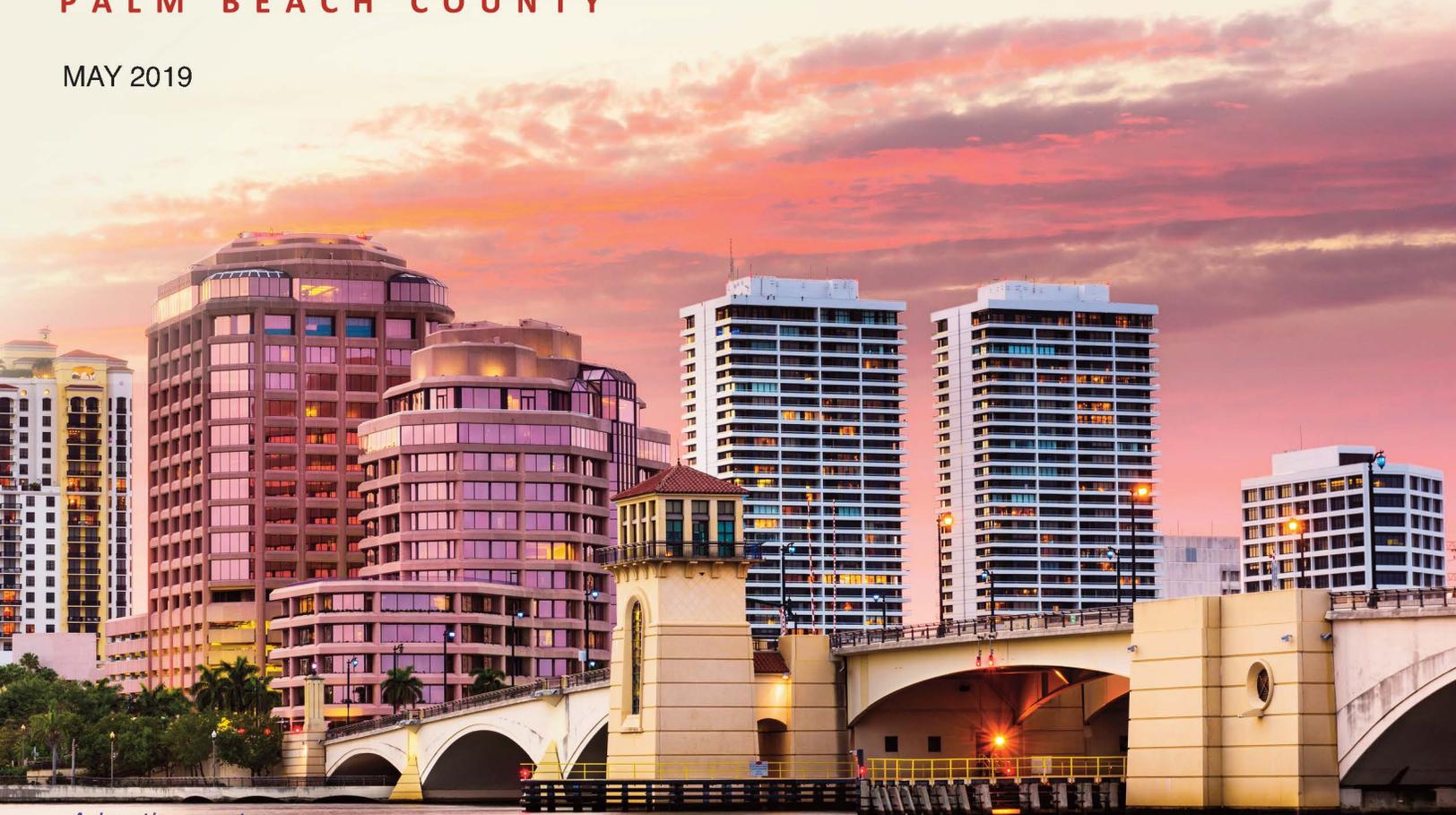


RABIDEAU LAW BRIEF

MILLION DOLLAR MORTGAGES
PALM BEACH COUNTY

MAY 2019



Advertisement

\$1 MILLION-PLUS HIGHLIGHT

Boynton Beach Receives Lion's Share Of April's Commercial Mortgage Investment

Wells Fargo Bank NA awarded Cortina III Owner LLC the largest April commercial mortgage, an investment of \$66.03 million into the Cortina III, a development project of 378 apartments and 55 townhomes. The second largest commercial mortgage went to the Grand Villa of Boynton Beach, an assisted living facility located at 1935 S. Federal Highway, and contributed to a 29% increase during the last three months in \$1 million-plus commercial mortgage loans in Palm Beach County, for a total of \$1.709 billion during the last three months, as compared to \$1.35 billion during the three months, prior. Residential mortgages were also advanced by about one-third during the last three months, with a total of \$508.8 million as compared to \$389.6 million during the prior three months, a 31% increase.

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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

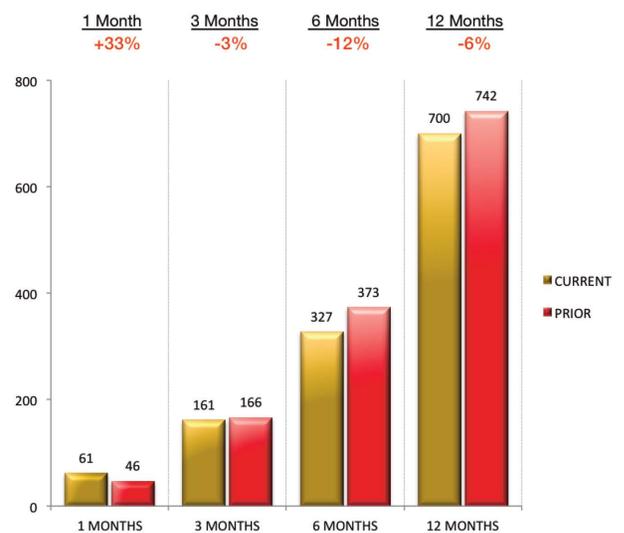
LENDER	AMOUNT	BORROWER
Wells Fargo Bank NA	\$66.0 M	Cortina III Owner LLC
PNC Bank National Association	\$32.0 M	VS Boynton LLC
City National Bank of Florida	\$29.8 M	Rosebud 3rd Avenue LLC
Renasant Bank	\$20.0 M	Delray Senior Living LLC
United Community Bank	\$18.5 M	RPB One LLC

\$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.	6	\$95.5 M	3	\$6.1 M
2.	6	\$55.6 M	5	\$22.3 M
3.	6	\$22.0 M	4	\$18.6 M
4.	5	\$23.6 M	2	\$20.3 M
5.	4	\$14.5 M	0	\$0.0 M
6.	4	\$6.7 M	1	\$2.6 M
7.	3	\$68.0 M	1	\$13.3 M
8.	3	\$33.1 M	6	\$17.0 M
9.	3	\$12.2 M	3	\$25.9 M
10.	3	\$8.5 M	0	\$0.0 M

	CURRENT 6 MONTHS		PRIOR 6 MONTHS		CURRENT 12 MONTHS		PRIOR 12 MONTHS	
	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE
1)	9	\$101.6 M	6	\$57.6 M	15	\$159.3 M	0	\$0.0 M
2)	11	\$77.9 M	9	\$51.0 M	20	\$128.9 M	6	\$49.6 M
3)	10	\$40.6 M	16	\$82.4 M	26	\$123.0 M	24	\$198.7 M
4)	7	\$43.9 M	8	\$31.8 M	15	\$75.7 M	15	\$126.9 M
5)	4	\$14.5 M	0	\$0.0 M	4	\$14.5 M	0	\$0.0 M
6)	5	\$9.2 M	4	\$8.0 M	9	\$17.2 M	5	\$6.6 M
7)	4	\$81.3 M	1	\$3.2 M	5	\$84.5 M	0	\$0.0 M
8)	9	\$50.1 M	8	\$32.8 M	17	\$82.9 M	17	\$78.6 M
9)	6	\$38.0 M	4	\$19.2 M	10	\$57.3 M	5	\$7.2 M
10)	3	\$8.5 M	2	\$4.3 M	5	\$12.8 M	1	\$3.0 M

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

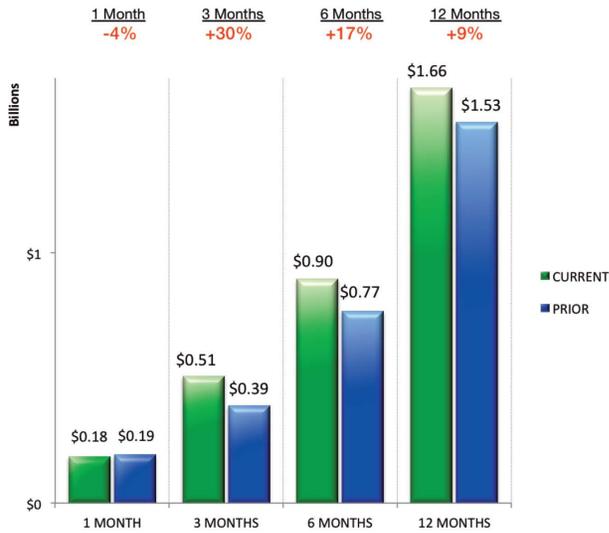
RESIDENTIAL MORTGAGES

TOP 5 RESIDENTIAL LOANS – APRIL

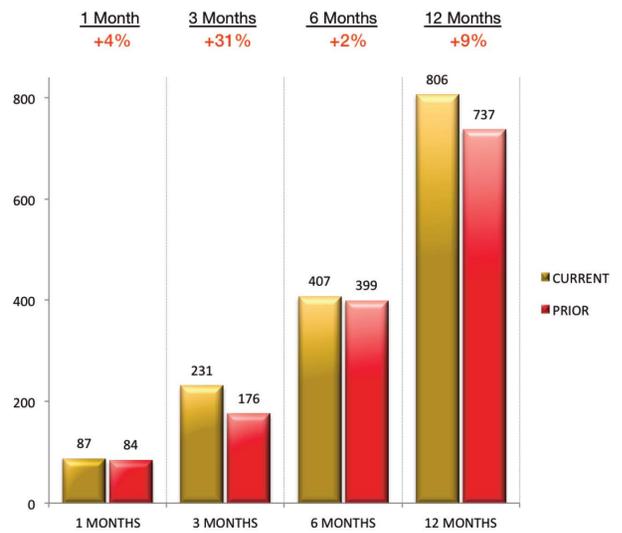
LENDER	AMOUNT	BORROWER
Wells Fargo Bank NA	\$9.7 M	Massimo F. Musa
JPMorgan Chase Bank NA	\$6.5 M	Charles D. Sammons
IberiaBank	\$6.3 M	Michael Rolnick
Morgan Stanley Private Bank NA	\$6.0 M	Jeffrey Hollander
CIBC Bank USA	\$5.9 M	Jim Nikopoulos

\$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.	Bank of America NA	28	\$58.4 M	14	\$33.6 M
2.	Wells Fargo Bank NA	26	\$73.4 M	14	\$27.2 M
3.	JPMorgan Chase Bank NA	17	\$67.6 M	6	\$48.9 M
4.	Morgan Stanley Private Bank NA	13	\$22.2 M	2	\$2.9 M
5.	First Republic Bank	9	\$14.2 M	10	\$26.9 M
6.	UBS Bank USA	7	\$18.6 M	9	\$16.2 M
7.	IberiaBank	6	\$15.9 M	9	\$17.6 M
8.	Citibank NA	5	\$8.2 M	1	\$1.3 M
9.	Paradise Bank	4	\$8.2 M	0	\$0.0 M
10.	TD Bank NA	4	\$6.0 M	7	\$11.7 M

	CURRENT 6 MONTHS		PRIOR 6 MONTHS		CURRENT 12 MONTHS		PRIOR 12 MONTHS	
	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE
1)	42	\$92.0 M	40	\$76.7 M	82	\$168.7 M	91	\$181.0 M
2)	40	\$100.6 M	24	\$52.1 M	64	\$152.7 M	60	\$104.7 M
3)	23	\$116.6 M	34	\$88.0 M	57	\$204.6 M	54	\$162.4 M
4)	15	\$25.1 M	2	\$3.2 M	17	\$28.3 M	0	\$0.0 M
5)	19	\$41.1 M	16	\$24.2 M	35	\$65.3 M	43	\$95.8 M
6)	16	\$34.8 M	8	\$16.1 M	24	\$51.0 M	12	\$48.3 M
7)	15	\$33.5 M	14	\$32.9 M	29	\$66.5 M	22	\$37.4 M
8)	6	\$9.5 M	8	\$14.7 M	14	\$24.3 M	22	\$50.6 M
9)	4	\$8.2 M	2	\$3.2 M	6	\$11.3 M	5	\$12.7 M
10)	11	\$17.8 M	9	\$11.8 M	20	\$29.6 M	24	\$39.1 M

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

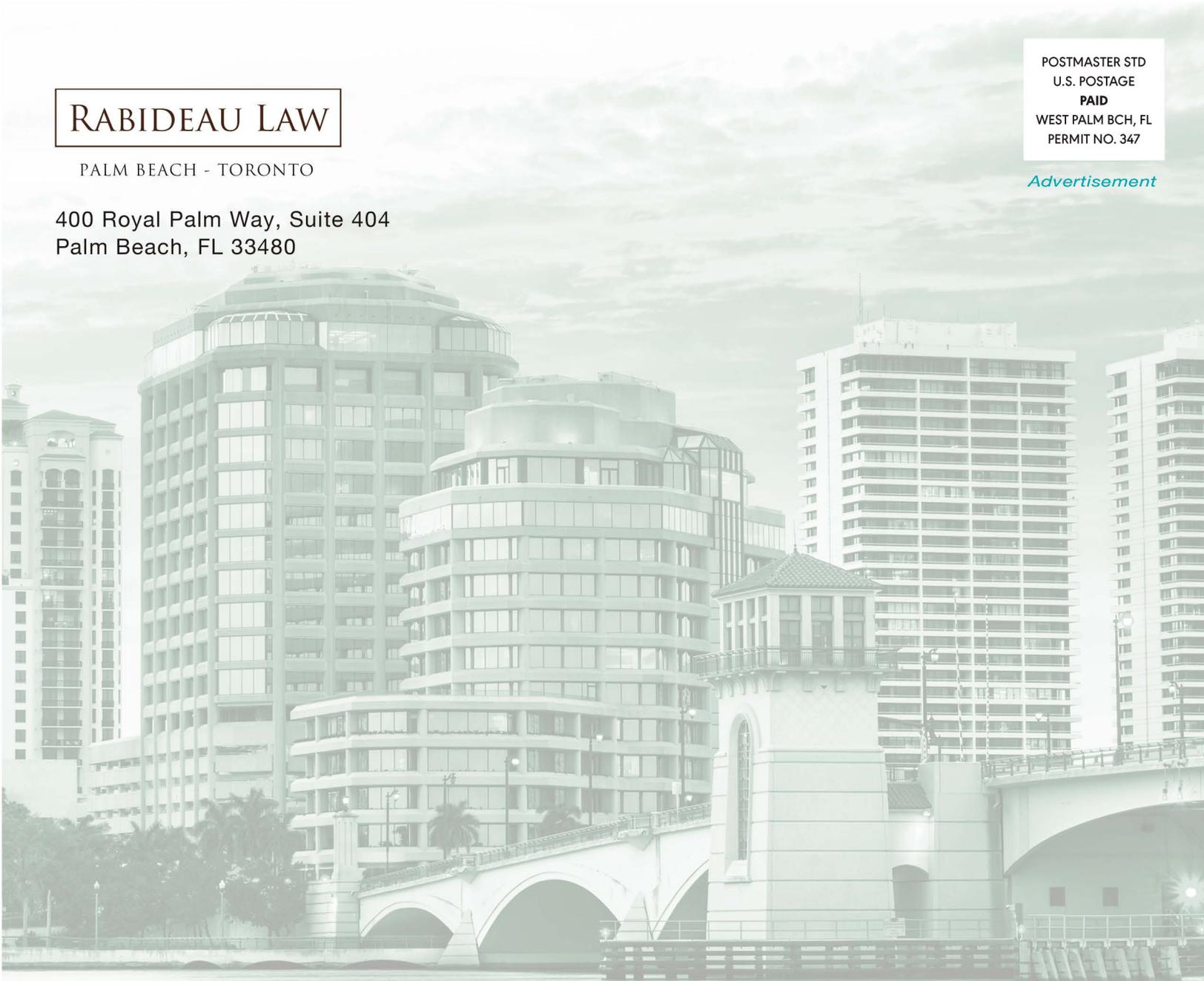
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Our legal team offers decades of knowledge and experience on all legal matters for successful real estate transactions and related issues. We provide representation for all of your real estate assets, such as single-family homes, condominiums, co-ops,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

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/

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