

RABIDEAU LAW BRIEF

MILLION DOLLAR MORTGAGES
PALM BEACH COUNTY

AUGUST 2019



Advertisement

\$1 MILLION-PLUS HIGHLIGHT

\$193M Mortgage Kick Starts Via Mizner 2021 Boca Project

The 105 East Camino Real 1 LLC issued the top July mortgage loan in the amount of \$192.5 million to Via Mizner Owner III on a 5-lot parcel in the Spanish River Land subdivision. The new mortgage includes reassignment of \$22.5 million in outstanding notes, as well as invests approximately \$170 million into the venture to be known as The Residences At Mandarin Oriental, Boca Raton, to be completed in 2021. The loan contributes to a total of \$1.79 billion in the total value of Palm Beach County Commercial Mortgages during the last three months in the \$1 million-plus category, a 5% increase as compared to the three months prior. On the residential side, DB Private Wealth Mortgage LTD lent Vahan H. Gureghian \$25.7 million, the largest mortgage to an individual during the last 12 months, beating the \$21.7 million dollar home mortgage awarded to Christopher Warner Blackstone in favor of JPMorgan Chase Bank NA, last March.

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INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

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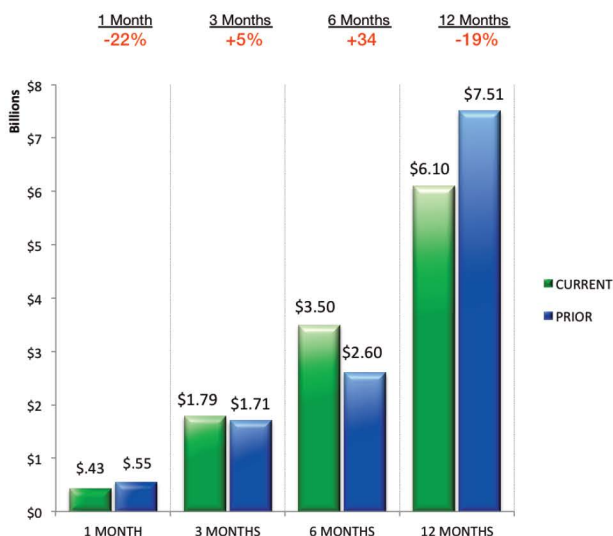
COMMERCIAL MORTGAGES

TOP 5 COMMERCIAL LOANS – JULY

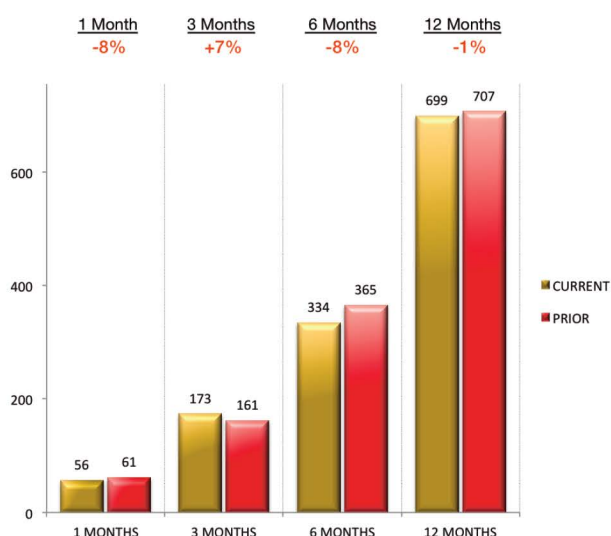
LENDER	AMOUNT	BORROWER
105 East Camino Real 1 LLC	\$192.5 M	Via Mizner Owner III LLC
Hunt Mortgage Capital LLC	\$32.0 M	Cottington Road TIC LLC
BVF Lender ADV LLC	\$18.4 M	1700 Palm Beach Lakes LLC
III CRE Bridge Loan Fund LP	\$13.3 M	Boca Cove Highland Beach LLC
Goldman Sachs Bank USA	\$9.7 M	125 VDL 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.	City National Bank of Florida	9	\$70.9 M	3	\$33.1 M
2.	Pacific Premier Bank	6	\$28.5 M	0	\$0.0 M
3.	Centerstate Bank NA	6	\$14.0 M	2	\$5.6 M
4.	First Citizens Bank & Trust Company	5	\$8.5 M	4	\$6.7 M
5.	Berkadia Commercial Mortgage LLC	4	\$43.9 M	1	\$13.7 M
6.	Seacoast National Bank	4	\$15.5 M	1	\$2.7 M
7.	Valley National Bank	4	\$13.6 M	1	\$2.2 M
8.	JPMorgan Chase Bank NA	4	\$11.6 M	6	\$22.0 M
9.	Lincoln National Life Insurance Company	3	\$44.0 M	0	\$0.0 M
10.	TD Bank NA	3	\$26.7 M	1	\$2.7 M

	CURRENT 6 MONTHS		PRIOR 6 MONTHS		CURRENT 12 MONTHS		PRIOR 12 MONTHS	
	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE
1)	12	\$104.0 M	10	\$36.0 M	22	\$140.0 M	18	\$80.0 M
2)	6	\$28.5 M	1	\$1.4 M	7	\$29.8 M	0	\$0.0 M
3)	8	\$19.6 M	11	\$20.1 M	19	\$39.7 M	17	\$41.2 M
4)	9	\$15.1 M	4	\$8.4 M	13	\$23.5 M	3	\$4.5 M
5)	5	\$57.7 M	5	\$117.9 M	10	\$175.6 M	5	\$168.2 M
6)	5	\$18.1 M	1	\$2.3 M	6	\$20.4 M	11	\$30.8 M
7)	5	\$15.8 M	9	\$26.8 M	14	\$42.6 M	13	\$38.2 M
8)	10	\$33.5 M	13	\$65.4 M	23	\$98.9 M	20	\$137.9 M
9)	3	\$44.0 M	0	\$0.0 M	3	\$44.0 M	0	\$0.0 M
10)	4	\$29.4 M	6	\$80.2 M	10	\$109.6 M	8	\$18.4 M

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

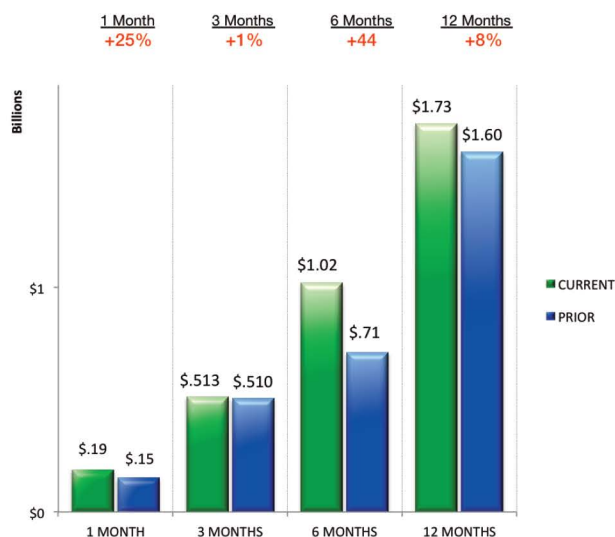
RESIDENTIAL MORTGAGES

TOP 5 RESIDENTIAL LOANS – JUNE

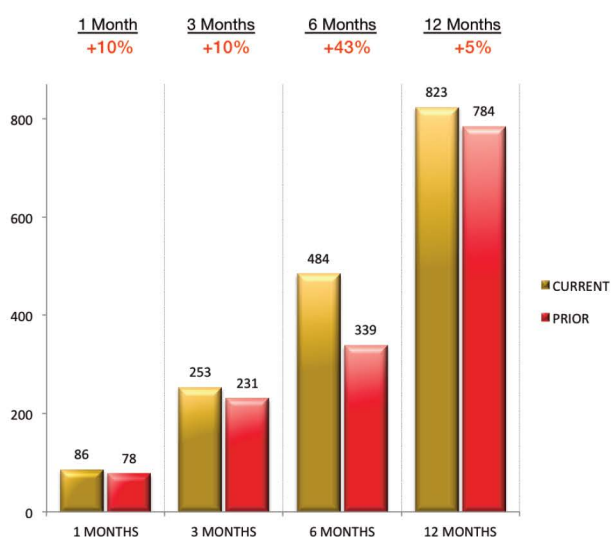
LENDER	AMOUNT	BORROWER
DB Private Wealth Mortgage LTD	\$25.7 M	Vahan H. Gureghian
Citibank NA	\$8.0 M	David K. Reyes
Wells Fargo Bank NA	\$6.3 M	Jamie D. McCourt
First Republic Bank	\$6.0 M	Peter J. Worth
Goldman Sachs Bank USA	\$4.6 M	Richard Zulman

\$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	23	\$42.3 M	28	\$58.4 M
2.	Wells Fargo Bank NA	22	\$45.2 M	26	\$73.4 M
3.	First Republic Bank	15	\$36.3 M	9	\$14.2 M
4.	JPMorgan Chase Bank NA	14	\$25.8 M	17	\$67.6 M
5.	Morgan Stanley Private Bank NA	9	\$11.5 M	13	\$22.2 M
6.	Citibank NA	8	\$26.9 M	5	\$8.2 M
7.	UBS Bank USA	7	\$15.9 M	7	\$18.6 M
8.	TD Bank NA	7	\$10.0 M	4	\$6.0 M
9.	US Bank National Association	5	\$8.8 M	0	\$0.0 M
10.	M&T Bank	4	\$9.9 M	2	\$3.5 M

	CURRENT 6 MONTHS		PRIOR 6 MONTHS		CURRENT 12 MONTHS		PRIOR 12 MONTHS	
	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE
1)	51	\$100.8 M	27	\$61.3 M	78	\$162.1 M	88	\$181.9 M
2)	48	\$118.6 M	20	\$40.4 M	68	\$159.0 M	62	\$115.5 M
3)	24	\$50.5 M	16	\$37.2 M	40	\$87.7 M	42	\$80.1 M
4)	31	\$93.4 M	23	\$96.7 M	54	\$190.2 M	57	\$165.1 M
5)	22	\$33.8 M	4	\$6.1 M	26	\$39.8 M	0	\$0.0 M
6)	13	\$35.1 M	5	\$10.5 M	18	\$45.6 M	19	\$45.4 M
7)	14	\$34.5 M	13	\$23.9 M	27	\$58.5 M	12	\$45.1 M
8)	11	\$16.1 M	13	\$19.2 M	24	\$35.2 M	19	\$29.3 M
9)	5	\$8.8 M	2	\$2.9 M	7	\$11.6 M	5	\$7.0 M
10)	6	\$33.4 M	2	\$5.0 M	8	\$18.4 M	4	\$6.3 M

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

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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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