

Rabideau Klein Brief

MILLION DOLLAR MORTGAGES
PALM BEACH COUNTY

MARCH 2020



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\$1 MILLION-PLUS HIGHLIGHT

\$25M Loan For Gardens Medical Pavilion Purchase

February's largest commercial loan transaction was a \$24.75 million mortgage in favor of Capital One National Association secured on the Gardens Medical Pavilion. The loan was issued to CPI AHP Gardens Medical Pavilion Mob Owner LLC, which is the recorded owner of the medical office building at 3401 PGA Boulevard, which was purchased for \$24.3 million on February 5th. The second largest mortgage was a \$20.8 million reinstated note borrowed by SNR 24 Windward Palms Owner LLC on the Windward Palm Retirement Community in Boynton Beach, in favor of KeyBank National Association.

The largest residential loan was an \$11.5 million mortgage issued to Lauri K. Welteroth and secured on her Royal Park Addition property in Palm Beach at 256 S. Ocean Boulevard that she purchased in 2006. Fieldpoint Private Bank & Trust was the lender.



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Commercial Mortgages

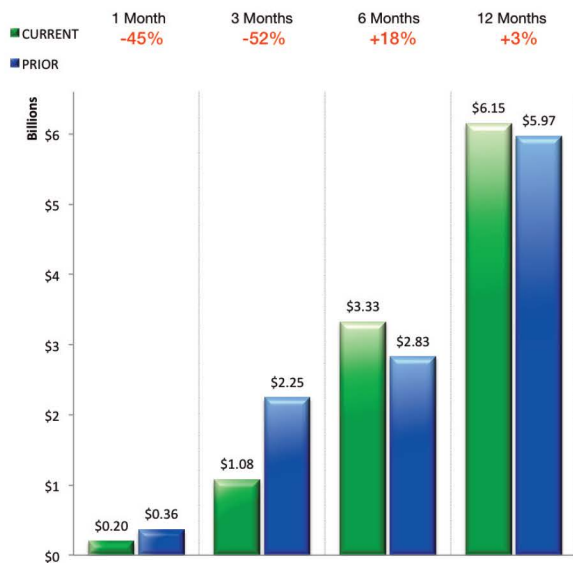
TOP 5 COMMERCIAL LOANS – FEBRUARY

LENDER	AMOUNT	BORROWER
Capital One National Association	\$24.7 M	CPI AHP Gardens Medical Pavilion Mob Owner LLC
KeyBank National Association	\$20.8 M	SNR 24 Windward Palms Owner LLC
U S Bank National Association	\$15.9 M	Pacifica West Palm Beach LLC
KeyBank National Association	\$10.4 M	Waterstone FTLL Hotel LLC
Pacific Western Bank	\$9.9 M	Pierre Delray One LLC

\$1 MILLION-PLUS COMMERCIAL LOANS

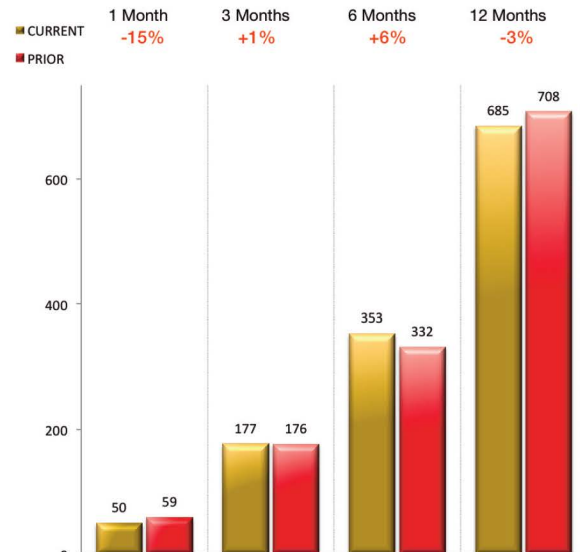
VALUE OF LOANS

Current Month(s) Versus Prior Month(s)



NUMBER OF LOANS

Current Month(s) Versus Prior Month(s)



TOP 10 COMMERCIAL LENDERS*

CURRENT 3 MONTHS

PRIOR 3 MONTHS

	LENDER	CURRENT 3 MONTHS		PRIOR 3 MONTHS	
		LOANS	VALUE	LOANS	VALUE
1.	First Republic Bank	7	\$37.4 M	1	\$3.4 M
2.	Bank of America NA	6	\$98.3 M	6	\$55.6 M
3.	Centerstate Bank NA	6	\$14.4 M	5	\$10.4 M
4.	KeyBank National Association	5	\$60.7 M	0	\$0.0 M
5.	Synovus Bank	4	\$60.4 M	2	\$42.8 M
6.	JPMorgan Chase Bank NA	4	\$11.1 M	4	\$94.2 M
7.	Wells Fargo Bank NA	4	\$10.7 M	5	\$46.7 M
8.	Seacoast National Bank	4	\$8.2 M	7	\$17.8 M
9.	Professional Bank	4	\$7.5 M	5	\$13.7 M
10.	Valley National Bank	4	\$5.0 M	1	\$1.8 M

CURRENT 6 MONTHS

PRIOR 6 MONTHS

	LOANS	VALUE	LOANS	VALUE
1)	8	\$40.8 M	3	\$7.46 M
2)	12	\$153.8 M	6	\$50.4 M
3)	11	\$24.8 M	9	\$21.1 M
4)	5	\$60.7 M	0	\$0.0 M
5)	6	\$103.2 M	2	\$47.8 M
6)	8	\$105.3 M	7	\$27.6 M
7)	9	\$57.5 M	8	\$100.6 M
8)	11	\$26.0 M	6	\$21.2 M
9)	9	\$21.1 M	2	\$3.5 M
10)	5	\$6.8 M	7	\$40.6 M

CURRENT 12 MONTHS

PRIOR 12 MONTHS

	LOANS	VALUE	LOANS	VALUE
1)	11	\$48.2 M	24	\$90.8 M
2)	18	\$204.2 M	25	\$250.6 M
3)	20	\$45.9 M	17	\$34.1 M
4)	5	\$60.7 M	2	\$117.8 M
5)	8	\$151.0 M	0	\$0.0 M
6)	15	\$132.9 M	29	\$178.1 M
7)	17	\$158.1 M	20	\$154.9 M
8)	17	\$37.2 M	7	\$22.4 M
9)	11	\$24.6 M	10	\$30.5 M
10)	12	\$47.5 M	12	\$35.7 M

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

Residential Mortgages

TOP 5 RESIDENTIAL LOANS – FEBRUARY

LENDER	AMOUNT	BORROWER
Fieldpoint Private Bank & Trust	\$11.5 M	Lauri K. Welteroth
First Republic Bank	\$9.0 M	John A. McBrine
City National Bank	\$6.5 M	Peter Stone
JPMorgan Chase Bank NA	\$5.0 M	James W. Harpel
MidFirst Bank	\$5.0 M	Bryan P. Gentile

\$1 MILLION-PLUS RESIDENTIAL LOANS

VALUE OF LOANS
Current Month(s) Versus Prior Month(s)



NUMBER OF LOANS
Current Month(s) Versus Prior Month(s)



TOP 10 RESIDENTIAL LENDERS*

	CURRENT 3 MONTHS		PRIOR 3 MONTHS	
	LOANS	VALUE	LOANS	VALUE
1. Bank of America NA	25	\$43.7 M	26	\$56.0 M
2. JPMorgan Chase Bank NA	17	\$39.3 M	10	\$20.4 M
3. UBS Bank USA	13	\$27.0 M	13	\$28.1 M
4. Wells Fargo Bank NA	13	\$24.0 M	17	\$26.4 M
5. First Republic Bank	12	\$31.6 M	19	\$70.3 M
6. TD Bank NA	10	\$28.9 M	14	\$23.6 M
7. Citibank NA	8	\$35.8 M	12	\$49.4 M
8. IberiaBank	8	\$14.6 M	11	\$22.9 M
9. Morgan Stanley Private Bank National Association	6	\$13.5 M	10	\$14.3 M
10. Goldman Sachs Bank USA	6	\$18.1 M	3	\$18.1 M

	CURRENT 6 MONTHS		PRIOR 6 MONTHS	
	LOANS	VALUE	LOANS	VALUE
1)	51	\$99.6 M	49	\$92.9 M
2)	27	\$59.7 M	34	\$93.2 M
3)	26	\$55.2 M	14	\$31.1 M
4)	30	\$50.4 M	50	\$118.3 M
5)	31	\$101.9 M	27	\$59.7 M
6)	24	\$52.6 M	13	\$17.6 M
7)	20	\$85.2 M	14	\$51.2 M
8)	19	\$37.5 M	7	\$24.6 M
9)	16	\$27.7 M	27	\$44.1 M
10)	9	\$30.8 M	3	\$10.9 M

	CURRENT 12 MONTHS		PRIOR 12 MONTHS	
	LOANS	VALUE	LOANS	VALUE
	100	\$192.5 M	78	\$162.4 M
	61	\$152.9 M	58	\$206.8 M
	40	\$86.2 M	22	\$45.3 M
	80	\$168.7 M	52	\$108.5 M
	58	\$161.6 M	37	\$67.2 M
	37	\$70.2 M	21	\$30.9 M
	34	\$136.4 M	15	\$34.3 M
	26	\$62.1 M	37	\$72.5 M
	43	\$71.9 M	18	\$27.8 M
	12	\$41.7 M	8	\$23.4 M

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



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

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