

Rabideau Klein Brief

MILLION DOLLAR MORTGAGES
PALM BEACH COUNTY

AUGUST 2021



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\$1 MILLION-PLUS HIGHLIGHT

Big Money Rolls In for Apartments, Condos & an Island

Lenders seemed to line up for investment opportunities in Palm Beach County last month with the big loans going to residential housing and the purchase of an island. Mesa West Core Lending Fund LLC provided the top loan, a \$77.05 million mortgage for the \$112 million purchase by Ch Realty IX MF Boca Raton Congress LP of Alta Congress, a 369-unit apartment building in Delray Beach. The second largest, a \$69 million loan, went to FCI Camino LLC in favor of PNC National Bank Association to break new ground for the Camino Square apartment/retail project in Boca Raton, formerly the Winn-Dixie shopping center. The third largest, a \$60.2 million loan from US Bank National Association, went to Olen Properties for their rental property, The Hamptons at Palm Beach Gardens that they purchased in December of 2020. Additionally, an entire island in Palm Beach was bought by 10 Tarpon Island LLC, where a \$58.83 million loan in favor of FRYD Mortgage LLC helped finance the \$85 million purchase.



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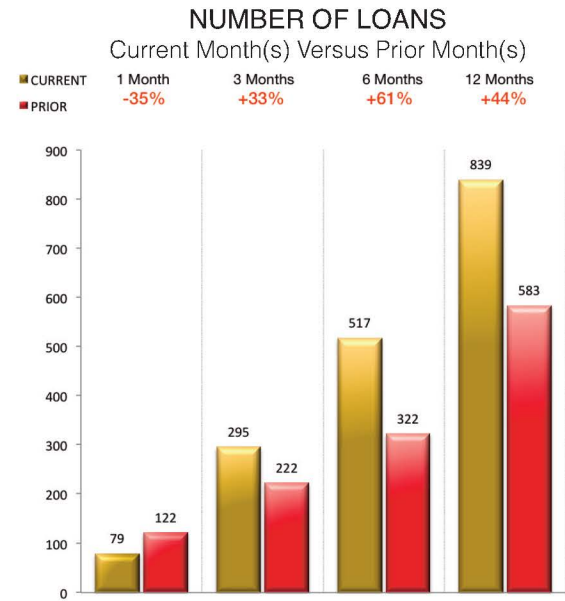
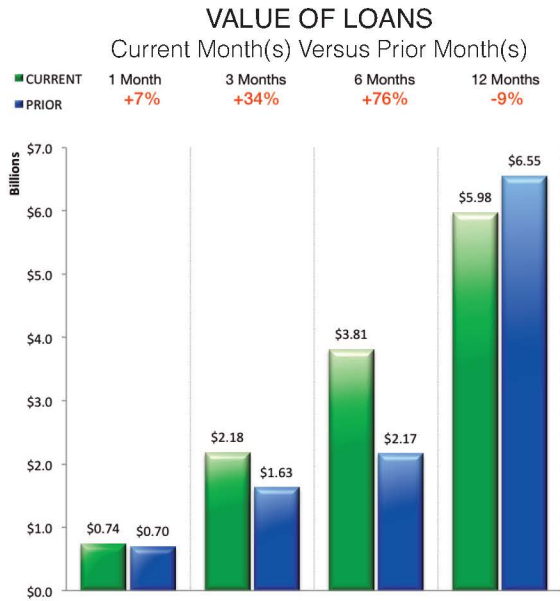
REAL ESTATE | LAND USE | FINANCE | CROSS BORDER | BUSINESS FORMATION

Commercial Mortgages

TOP 5 COMMERCIAL LOANS – JULY

LENDER	AMOUNT	BORROWER
Mesa West Core Lending Fund LLC	\$77.05 M	CH Realty IX MF Boca Raton Congress LP
PNC Bank National Association	\$69.06 M	FCI Camino LLC
U S Bank National Association	\$60.22 M	Olen Hamptons At Palm Beach Corp.
FRYD Mortgage LLC	\$58.00 M	10 Tarpon Island LLC
Deutsche Bank AG New York Branch	\$52.83 M	EI Ad Mizner On The Green LLC

\$1MILLION-PLUS COMMERCIAL REAL ESTATE LOANS



TOP 10 COMMERCIAL LENDERS*		CURRENT 3 MONTHS		PRIOR 3 MONTHS	
		LOANS	VALUE	LOANS	VALUE
1.	First Republic Bank	16	\$87.6 M	21	\$100.7 M
2.	Valley National Bank	12	\$32.5 M	2	\$2.7 M
3.	Northern Trust Company	9	\$59.3 M	2	\$5.8 M
4.	Citibank NA	8	\$146.4 M	2	\$16.0 M
5.	Wells Fargo Bank National Association	7	\$79.4 M	3	\$4.8 M
6.	JPMorgan Chase Bank NA	7	\$60.8 M	3	\$12.9 M
7.	IberiaBank	7	\$15.4 M	3	\$19.0 M
8.	Truist Bank	6	\$19.3 M	4	\$19. M
9.	Flagler Bank	5	\$17.0 M	4	\$10.1 M
10.	Seacoast National Bank	5	\$11.9 M	6	\$14.8 M

	CURRENT 6 MONTHS		PRIOR 6 MONTHS		CURRENT 12 MONTHS		PRIOR 12 MONTHS	
	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE
1)	37	\$188.2 M	12	\$55.9 M	49	\$244.2 M	19	\$85.4 M
2)	14	\$35.3 M	14	\$48.6 M	28	\$83.9 M	8	\$34.4 M
3)	11	\$65.1 M	2	\$4.9 M	13	\$69.9 M	4	\$16.8 M
4)	10	\$162.4 M	3	\$85.1 M	13	\$247.5 M	6	\$119.5 M
5)	10	\$84.2 M	10	\$68.4 M	20	\$152.7 M	16	\$149.7 M
6)	10	\$73.7 M	14	\$71.0 M	24	\$144.7 M	15	\$291.8 M
7)	10	\$35.7 M	1	\$4.5 M	11	\$40.2 M	6	\$36.5 M
8)	10	\$38.3 M	10	\$41.4 M	20	\$79.7 M	7	\$56.1 M
9)	9	\$27.2 M	10	\$23.2 M	19	\$50.4 M	6	\$14.4 M
10)	11	\$26.7 M	9	\$24.6 M	20	\$51.3 M	19	\$58.1 M

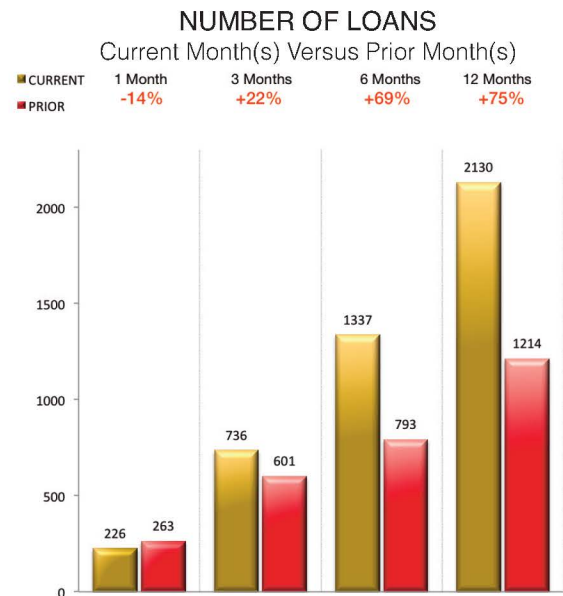
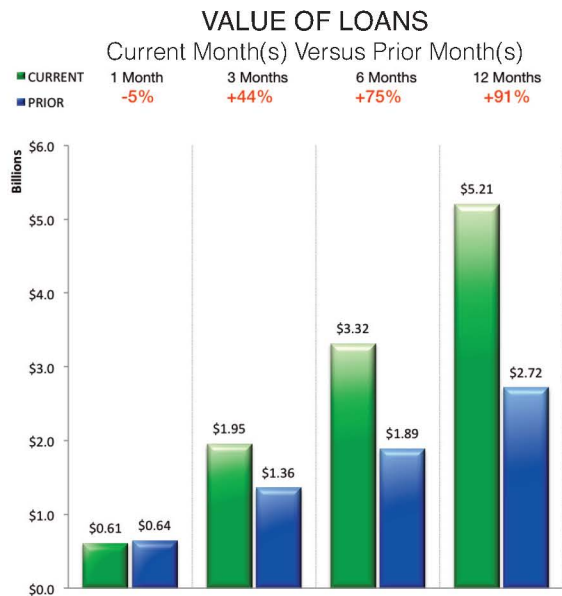
*For the most commercial loans awarded in Palm Beach County during the last three months

Residential Mortgages

TOP 5 RESIDENTIAL LOANS – JULY

LENDER	AMOUNT	BORROWER
JPMorgan Chase Bank NA	\$73.00 M	535 NCR Land Trust
JPMorgan Chase Bank NA	\$32.38 M	Coral House Land Trust
Bank of America NA	\$14.24 M	1111 Ocean Land Trust
JPMorgan Chase Bank NA	\$13.98 M	Leonard Tannenbaum Revocable Trust
Bank of America NA	\$12.60 M	Thomas S. Roberts

\$1 MILLION-PLUS RESIDENTIAL REAL ESTATE LOANS



TOP 10 RESIDENTIAL LENDERS*		CURRENT 3 MONTHS		PRIOR 3 MONTHS	
		LOANS	VALUE	LOANS	VALUE
1.	JPMorgan Chase Bank NA	79	\$377.3 M	61	\$175.4 M
2.	Bank of America NA	53	\$149.2 M	43	\$106.4 M
3.	First Republic Bank	45	\$122. M	47	\$131.1 M
4.	Morgan Stanley Private Bank National Association	43	\$84.2 M	30	\$57.4 M
5.	Wells Fargo Bank National Association	37	\$85.3 M	40	\$83.9 M
6.	United Wholesale Mortgage	23	\$29.0 M	0	\$0.0 M
7.	UBS Bank USA	21	\$114.9 M	18	\$40.5 M
8.	TD Bank NA	21	\$36.4 M	12	\$19.2 M
9.	CrossCountry Mortgage LLC	18	\$24.4 M	12	\$15.4 M
10.	CitiBank NA	17	\$40.5 M	10	\$42.1 M

	CURRENT 6 MONTHS		PRIOR 6 MONTHS		CURRENT 12 MONTHS		PRIOR 12 MONTHS	
	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE	LOANS	VALUE
1)	140	\$552.7 M	69	\$203.7 M	209	\$756.4 M	76	\$207.3 M
2)	96	\$255.6 M	48	\$112.1 M	144	\$367.6 M	124	\$25.0 M
3)	92	\$253.1 M	58	\$186.5 M	150	\$439.7 M	79	\$242.7 M
4)	73	\$141.5 M	37	\$101.7 M	110	\$243.2 M	37	\$70.5 M
5)	77	\$169.2 M	53	\$90.1 M	130	\$259.3 M	77	\$140.3 M
6)	23	\$29.0 M	1	\$1.1 M	24	\$30.1 M	3	\$4. M
7)	39	\$155.4 M	22	\$113.2 M	61	\$268.6 M	40	\$84.7 M
8)	33	\$55.6 M	27	\$57.6 M	60	\$113.1 M	46	\$94.0 M
9)	30	\$39.8 M	15	\$22.9 M	45	\$62.7 M	13	\$20.5 M
10)	27	\$82.6 M	19	\$81.3 M	46	\$163.9 M	38	\$178.3 M

*For the 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 in all legal matters for 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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Title Insurance Calculator: www.rabideauklein.com/title-insurance-calculator

Beach Access Finder, Town of Palm Beach: www.rabideauklein.com/beach-access

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

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