



Arbor funds \$185 million in multifamily deals

May 11, 2015 - Front Section

Arbor Commercial Mortgage, LLC, a national, direct commercial real estate lender, revealed the funding of 19 loans totaling \$185 million across TX, MN, VA and FL under the Fannie Mae Delegated Underwriting & Servicing (DUS) Loan, Fannie Mae DUS ARM 7-6 and Fannie Mae DUS Small Loan programs.

Anthony Tarter, vice president in Arbor's Dallas, TX, office, originated all of the loans. "As demonstrated by this collection of loans, Arbor is providing investors the personal service and customized loan products they need to take advantage of today's strong multifamily market conditions," Tarter said. "Arbor has the nationwide expertise that's required to meet borrower demands no matter where they do business, including such thriving multifamily markets as TX, MN, VA and FL."

• Elmhurst Village, Oviedo, FL - This 313-unit multifamily property received \$34,690,400 funded under the Fannie Mae DUS Loan product line. The 12-year acquisition loan amortizes on a 30-year schedule. Project amenities include a clubhouse/leasing office with a summer kitchen, a fitness center, a business center, a billiard room, a conference room, a picnic/BBQ area, a pool, a spa, a playground, a car care center and a gated entryway.

• Kilburn Crossing, Fredericksburg, VA - This 220-unit multifamily property received \$28,016,000 funded under the Fannie Mae DUS Loan product line. The 12-year acquisition loan amortizes on a 30-year schedule. Amenities include a clubhouse, a swimming pool with a waterfall and spa, barbeque areas, a business center, a tennis court, four covered pavilions, a dog park, a paved walking trail, a car wash area, a soccer field, volleyball and basketball courts, a fitness center and two playgrounds.

• Carlisle on the Katy Trail Apartments, Dallas, TX - This 176-unit multifamily property received \$12,510,500 funded under the Fannie Mae DUS Loan product line. The seven-year refinance loan amortizes on a 30-year schedule. Property amenities include two community swimming pools, three laundry facilities and a workout facility.

• Sun Park Apartments, San Antonio, TX - This 334-unit multifamily property received \$12,338,000 funded under the Fannie Mae DUS ARM Loan product line. The seven-year acquisition loan amortizes on a 30-year schedule. Project amenities include a swimming pool, a fitness room, a small playground, a tennis court, a volleyball court and a basketball court.

• St. Croix Apartments, Dallas, TX - This 228-unit multifamily property received \$12,270,000 funded under the Fannie Mae DUS Loan product line. The 10-year refinance loan amortizes on a 30-year schedule.

• Bahama Glen, Dallas, TX - This 287-unit multifamily property received \$12,237,500 funded under the Fannie Mae DUS Loan product line. The 10-year refinance loan amortizes on a 30-year schedule.

Â· Lodge at Main, Euless, TX - This 208-unit multifamily property received \$10,736,000 funded under the Fannie Mae DUS Loan product line. The 12-year acquisition loan amortizes on a 30-year schedule. The property offers a swimming pool, a laundry facility, a tennis court, a playground, a picnic area and a business center.

Â· Summer Hill Apartments, Dallas, TX - This 240-unit multifamily property received \$9,330,800 funded under the Fannie Mae DUS Loan product line. The 10-year refinance loan amortizes on a 30-year schedule.

Â· Windscape Apartments, Grand Prairie, TX- This 154-unit multifamily property received \$8,652,000 funded under the Fannie Mae DUS Loan product line. The 12-year refinance loan amortizes on a 30-year schedule. On-site amenities include two swimming pools and a laundry facility.

Â· Silverwood Apartments, Arlington, TX - This 196-unit multifamily property received \$7,900,000 funded under the Fannie Mae DUS Loan product line. The 10-year refinance loan amortizes on a 30-year schedule.

Â· The Fountains Apartments, Fort Worth, TX - This 115-unit multifamily property received \$4,956,700 funded under the Fannie Mae DUS Loan product line. The 10-year refinance loan amortizes on a 30-year schedule.

Â· Bent Tree Apartments, Big Spring, TX - This 90-unit multifamily property received \$4,883,000 funded under the Fannie Mae DUS Loan product line. The seven-year acquisition loan amortizes on a 30-year schedule. Property amenities include two laundry facilities, a swimming pool and apartment units with dishwashers, garbage disposals and ceiling fans.

Â· La Maison Apartments, San Antonio, TX - This 104-unit multifamily property received \$4,740,000 funded under the Fannie Mae DUS Loan product line. The seven-year acquisition loan amortizes on a 30-year schedule. Unit amenities include standard appliances, ceiling fans, walk-in closets, patios/balconies, washer/dryer connections, and a design format with vaulted ceilings.

Â· Fountain Square Apartments, Fort Worth, TX - This 105-unit multifamily property received \$4,165,000 funded under the Fannie Mae DUS Loan product line. The 10-year refinance loan amortizes on a 30-year schedule.

Â· Holiday Hills, Dallas, TX - This 104-unit multifamily property received \$4,138,000 funded under the Fannie Mae DUS Loan product line. The 10-year refinance loan amortizes on a 30-year schedule.

Â· Rampart House, San Antonio, TX - This 64-unit multifamily property received \$2,287,500

funded under the Fannie Mae DUS Small Loan product line. The 12-year refinance loan amortizes on a 30-year schedule.

• Bridgewater Estates, Alexandria, MN - This 80-unit multifamily property received \$4,275,000 funded under the Fannie Mae DUS Loan product line. The 10-year refinance loan amortizes on a 30-year schedule. Amenities include laundry rooms, a playground, a barbecue area and patio with picnic tables and a clubhouse and common area that includes a lounge area, a kitchenette and a fitness room.

• Windsor Oaks, St. Cloud, MN - This 119-unit multifamily property received \$3,875,000 funded under the Fannie Mae DUS Loan product line. The 10-year refinance loan amortizes on a 30-year schedule.

• Summit Court Apartments, Sauk Rapids, MN - This 64-unit multifamily property received \$2,800,000 funded under the Fannie Mae DUS Small Loan product line. The 10-year refinance loan amortizes on a 30-year schedule. Amenities include washers and dryers in all units, a swimming pool, a fitness room, storage, and a community room.

About Us

Founded by Chairman and CEO Ivan Kaufman, Arbor Commercial Mortgage, LLC and Arbor Commercial Funding, LLC are national direct lenders specializing in loan origination and servicing for multifamily, seniors housing, healthcare and other diverse commercial real estate assets. Arbor is a Top 10 Fannie Mae DUS® Multifamily Lender by volume, a Freddie Mac Program Plus® Seller/Servicer and Small Balance Loan lender, an FHA Multifamily Accelerated Processing (MAP)/LEAN Lender, a HUD-approved LIHTC Lender as well as a CMBS, Bridge and Mezzanine lender, consistently building on its reputation for service, quality and flexibility. With a current servicing portfolio of more than \$11 billion, Arbor is a primary commercial loan servicer and special servicer rated by Standard & Poor's and holds an Above Average rating from Standard & Poor's. Arbor is also on the Standard & Poor's Select Servicer List and is a primary commercial loan servicer and loan level special servicer rated by Fitch Ratings.

Arbor Commercial Mortgage, LLC also manages Arbor Realty Trust, Inc., a real estate investment trust, (REIT), formed to invest in mortgage-related securities, real estate-related bridge, junior participating interests in first mortgages, mezzanine loans, preferred and direct equity investments and in limited cases, discounted mortgage notes and other real estate related assets. Arbor is headquartered in Uniondale, NY, with full-service lending offices throughout the United States. For more information about Arbor, visit www.arbor.com.

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Elmhurst Village, Oviedo, FL

Description: COVER

Kilburn Crossing, Fredericksburg, VA

COVER

Carlisle on the Katy Trail Apartments, Dallas, TX

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Sun Park Apartments, San Antonio, TX

IMG_6889

Lodge at Main, Euless, TX

WAK Portfolio 744

Summer Hill Apartments, Dallas, TX

223

Windscape Apartments, Grand Prairie, TX

Exterior

Bent Tree Apartments, Big Spring, TX

IMG_1412

La Maison Apartments, San Antonio, TX

MAP1

Rampart House, San Antonio, TX

Description: COVER

Bridgewater Estates, Alexandria, MN

Description: COVER

Windsor Oaks, St. Cloud, MN

Description: COVER

Summit Court Apartments, Sauk Rapids, MN

Tarter

Anthony Tarter - Vice President

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