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Kelly of Arbor Commercial Funding, LLC closes six deals totalling \$10.9 million

August 11, 2011 - Financial Digest

Arbor Commercial Funding, LLC (Arbor) recently funded six loans totaling \$10.9 million under the Fannie Mae DUS Loan, Fannie Mae DUS Small Loan and Fannie Mae DUS Affordable Housing Loan product lines from the Northeast to the Southeast. These loans include:

- * Logan and Astor Apartments, Norristown, Penn. - The 84-unit complex received \$3.15 million funded under the Fannie Mae DUS Loan product line. The 10-year refinance loan amortizes on a 30-year schedule.
- * 12 Chandler Ave., Taunton, Mass. - The 31-unit complex received \$2.13 million funded under the Fannie Mae DUS Small Loan product line. The 10-year loan amortizes on a 30-year schedule.
- * 466 Broadway, Chelsea, Mass. - The 17-unit complex received \$1.9 million funded under the Fannie Mae DUS Affordable Housing product line. The seven-year refinance loan amortizes on a 30-year schedule.
- * Woodville Plaza Apartments, Jackson, Miss. - The 96-unit complex received \$1.17 million funded under the Fannie Mae DUS Small Loan product line. The 10-year refinance loan amortizes on a 25-year schedule.
- * Magnolia Place Apartments, Windsor Locks, Conn. - The 31-unit complex received \$1.5 million funded under the Fannie Mae DUS Small Loan product line. The 10-year refinance loan amortizes on a 30-year schedule.
- * Austin Street Apartments, New Haven, Conn. - The 24-unit complex received \$1.05 million funded under the Fannie Mae DUS Small Loan product line. The 10-year refinance loan amortizes on a 30-year schedule.

Each of the loans was originated by John Kelly, vice president, in Arbor's Boston office.

"In the case of the Chandler as well as Logan and Astor properties, the respective borrowers were able to place long-term financing on well-maintained and managed assets," Kelly said. "For the Magnolia Place and Austin St. properties, our clients were able to take advantage of Arbor's small balance program and the low interest rate environment to position the assets for the long-term."

Founded by Chairman and CEO Ivan Kaufman, Arbor Commercial Mortgage, LLC and Arbor Commercial Funding, LLC are national direct lenders specializing in the origination of debt and equity financing and servicing for multifamily and other diverse commercial assets. Arbor is a Top 10 Fannie Mae DUS lender and an FHA Multifamily Accelerated Processing (MAP) lender, consistently building on its reputation for service, quality and flexibility. With a current servicing portfolio of \$8.1 billion, Arbor is a primary commercial loan servicer and special servicer rated by Fitch Ratings and Standard & Poor's. Arbor is also on the Standard & Poor's Select Servicer List.

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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