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Arbor Comm'l. closes \$1.28m Fannie Mae 3MaxExpress loan

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Arbor Commercial Funding LLC, a wholly-owned subsidiary of Arbor Commercial Mortgage, LLC funded a \$1.18 million loan under the Fannie Mae 3MaxExpress product line to refinance the 25-unit complex known as 485 Cumberland Ave.

The 10-year loan amortizes on a 30-year schedule and carries a note rate of 6.18%.

The loan was originated by John Edwards, director, in Arbor's Boston office. "This financing opportunity represents the second loan we closed with this client," said Edwards. "This is an example of the importance we place on repeat business and we look forward to continuing our business relationship with this client."

Arbor Commercial Funding, LLC, Arbor Commercial Mortgage, LLC, and Arbor Realty Trust, Inc., have extensive experience in mortgage origination, servicing and securitization and have built a reputation for service, quality and flexibility. Arbor's seasoned management team specializes in debt and equity financing for multifamily, office, retail, hotel and various other commercial real estate properties. The company offers a broad array of financing options including Fannie Mae DUSÂ®, FHA, CMBS, Bridge and Mezzanine products. Currently, Arbor services approximately \$3 billion in loans. Arbor is a rated Standard & Poor's third-party commercial loan and special servicer.

Arbor also manages Arbor Realty Trust, Inc., a real estate investment trust, (REIT), formed to invest in real estate-related bridge and mezzanine loans, preferred equity investments and in limited cases, discounted mortgage notes and other real estate related assets. Arbor is headquartered in Uniondale, NY, and has full-service lending offices throughout the United States.

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