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Duff of Arbor Commercial Mortgage, LLC funds nine loans across the country totaling \$29.8 million - Including \$2.436 million for Adams Court Apartments, Mattapan, MA

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Arbor Commercial Mortgage, LLC recently funded nine loans totaling \$29,818,600 across the nation under the Fannie Mae Delegated Underwriting & Servicing (DUS) Loan, FHA 223(f) Loan, Fannie Mae DUS Affordable Housing product lines. All of the loans, which stretch from Alaska to Mass., were originated by Ryan Duff, sales originator in Arbor's Boston office. The deals include:

* Adams Court Apartments, Mattapan, MA - This 50-unit multifamily property received \$2.436 million funded under the FHA 223(f) Loan product line. The 35-year refinance loan amortizes on a 35-year schedule. The property amenities include common laundry facilities in each of the buildings, off-street parking and balconies for most non-ground level apartments.

* Ashley Village, North Charleston, SC - This 266-unit multifamily property received \$8,261,400 funded under the Fannie Mae DUS Loan product line. The seven-year acquisition loan amortizes on a 30-year schedule.

* La Hacienda Apartments, Dallas, TX - This 200-unit multifamily property received \$4.5 million funded under the Fannie Mae DUS Loan product line. The seven-year refinance loan amortizes on a 30-year schedule.

* Casa Feliz Apartments, Dallas, TX - This 161-unit multifamily property received \$3.9 million funded under the Fannie Mae DUS Loan product line. The 10-year refinance loan amortizes on a 30-year schedule.

* Shady Oaks Apartments, Mount Pleasant, TX - This 74-unit multifamily property received \$1.9 million funded under the Fannie Mae DUS Loan product line. The 10-year acquisition loan amortizes on a 30-year schedule.

* Olive Tree Apartments, Livingston, CA - This 86-unit multifamily property received \$3.2 million funded under the Fannie Mae DUS Loan product line. The seven-year acquisition loan amortizes on a 30-year schedule.

* Northgate Apartments, Zanesville, OH - This 86-unit multifamily property received \$2.47 million funded under the Fannie Mae DUS Loan product line. The 10-year refinance loan amortizes on a 30-year schedule.

* Parkway Arms Apartments, Lakewood, OH - This 42-unit multifamily property received \$750,000 funded under the Fannie Mae DUS Small Loan product line. The 10-year refinance loan amortizes on a 30-year schedule.

* Southside Seniors Apartments, Anchorage, AK - This 48-unit multifamily property received \$1.65 million funded under the Fannie Mae DUS Multifamily Affordable Housing product line. The 15-year refinance loan amortizes on a 30-year schedule.

* Waverly Gardens Apartments, Oklahoma City, OK - This 24-unit multifamily property received \$751,200 funded under the Fannie Mae DUS Small Loan product line. The seven-year refinance loan amortizes on a 30-year schedule.

"As a national direct lender, Arbor has a wide-range of market knowledge throughout the nation, including such diverse markets as Texas, Ohio, South Carolina and even Alaska," Duff said. "As demonstrated by this collection of loans, Arbor is providing the personal service and expertise needed for investors to take advantage of today's strong multifamily market conditions," said Duff.

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 2013 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 \$10 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.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540