

Walker & Dunlop Closes \$24.7 Million Fannie Mae Refinance Loan for Bridgewater Apartments – AL



Bethesda, MD – January 12, 2012 – Walker & Dunlop, LLC announced today that it recently provided \$24,700,000 in financing for Bridgewater Apartments, a garden-style residential apartment community located in Huntsville, Alabama.

The refinance loan was structured with a 10-year term and a 30-year amortization under Fannie Mae’s Early Rate Lock Program. The loan was underwritten to a 75 percent loan-to-value with a 1.25x debt-service coverage ratio.

Bridgewater Apartments is a 334-unit gated apartment development built in 2008. The multifamily property offers 1-, 2-, and 3-bedroom models in 17 residential buildings. All of the units feature fully-equipped kitchens, washer/dryer connections, and a sunroom, patio or balcony. Community amenities include an outdoor swimming pool, lighted tennis court, car care facility, entertainment lodge, and a clubhouse with a cyber café, business center, and fitness room.

Troy Marek, Regions’ Real Estate Capital Markets, originated the loan. Walker & Dunlop Vice President, Multifamily Finance, Will Baker, (301/215-5510, wbaker@walkerdunlop.com) led the Walker & Dunlop team.

About Walker & Dunlop

Through its subsidiary Walker & Dunlop, LLC, Walker & Dunlop, Inc. (NYSE: WD) is one of the leading providers of commercial real estate financial services in the United States, with a primary focus on multifamily lending. As a Fannie Mae DUS™, Freddie Mac Program Plus® and MAP- and LEAN-approved FHA lender, the Multifamily and FHA Finance groups of Walker & Dunlop are focused on lending to property owners, investors, and developers of multifamily properties across the country. The Capital Markets group specializes in financing commercial real estate for owners and investors across the United States. Capital for this financing comes from large institutions such as life insurance companies, commercial banks, CMBS lenders, pension funds, and specialty finance companies. The Principal Investment group provides institutional advisory, asset management, and investment management services with respect to debt, structured debt and equity.

Contact: Susan Weber
Vice President, Marketing
Phone: 301/215-5515
sweber@walkerdunlop.com

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