

Walker & Dunlop Closes \$32 Million Fannie Mae Refinance Loan for Montrachet Denver West – CO



Bethesda, MD – February 2, 2012 – Walker & Dunlop, LLC announced today that it recently provided \$32,000,000 in financing for Montrachet Denver West, a Class A residential apartment community located in Lakewood, Colorado.

The refinance loan was structured with a 10-year term with 5-years interest only and a 30-year amortization under Fannie Mae’s Early Rate Lock Program. The loan was underwritten to a 65 percent loan-to-value with a 1.50x debt-service coverage ratio. Walker & Dunlop successfully negotiated

Fannie Mae approval of an initial 5-year interest only period and rate locked the transaction within four business days of receiving the signed application from the borrower.

Montrachet Denver West is a 252-unit garden-style apartment development built in 2003 situated on over 23 acres. The multifamily property offers 1- and 2-bedroom floorplans in 24 residential buildings. All of the units feature fully-equipped kitchens, washer/dryer connections, and a garage. Community amenities include an Olympic sized swimming pool, fitness center, clubhouse, billiards room, conference center, barbeque area and concierge service. Montrachet Denver West was 96 percent leased at closing.

Mike Cantwell, Johnson Capital, originated the loan. Walker & Dunlop Senior Vice President, Multifamily Finance, Andrew Tapley, (301/215-5578, atapley@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.

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