

Walker & Dunlop Closes \$26.5 Million Freddie Mac Acquisition Loan for Bristol Place Apartments – LA



Bethesda, MD – February 9, 2012 – Walker & Dunlop, LLC announced today that it recently provided \$26,479,000 in financing for Bristol Place Apartments, a Class A garden-style residential apartment community located in Baton Rouge, Louisiana.

The acquisition loan was structured with a 7-year term with 2-years interest only and a 30-year amortization under Freddie Mac’s Capital Markets Execution Program (CME). The loan was underwritten to an 80 percent loan-to-value with a 1.25x debt-service coverage ratio.

The borrower, AMG Properties, commented, “Stephen Farnsworth and the rest of the Walker & Dunlop team are some of the most creative and determined professionals in the marketplace. Their ability to step up when we need them most is truly noteworthy, and we are extremely pleased with both the structure of this loan and the professional manner in which it was handled.”

Bristol Place is a 312-unit luxury apartment community built in 2008 situated on over 13 acres. The multifamily property offers eight different floor plans in one- and two-bedroom models. Unit features include energy-efficient kitchen appliances, washer/dryer units, 9-foot ceilings with crown molding, brushed nickel hardware and fixtures, walk-in closets, and patios or balconies. Bristol Place boasts amenities such as a resort-style swimming pool, heated spa, outdoor sand volleyball court, fitness center, Wi-Fi café, resident lounge, and outdoor grills with a gazebo. The property also provides its residents gated access with remote entry and parking garages with access to apartment homes at each floor. Bristol Place was over 95 percent leased at closing.

Senior Vice President, Stephen Farnsworth (504/585-0581, sfarnsworth@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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