

Walker & Dunlop Closes \$9,000,000 Refinance Loan For Ventura Lakes MHC – Punta Gorda, Florida

Bethesda, Maryland – July 29, 2009 – Walker & Dunlop provided a \$9,000,000 refinance loan for Ventura Lakes Manufactured Housing Community located in Punta Gorda, Florida. The loan was structured with a 10-year term and a 30-year amortization. The loan was underwritten to a 65 percent loan-to-value with a 1.30x debt-service coverage ratio.

Ventura Lakes MHC, is an age-restricted, 55+ manufactured housing community built in 1999 and located approximately one hour south of Sarasota, Florida. Common amenities include a pool, barbecue area, shuffleboard court, tennis court, horse shoe pit, two lakes, and an 8,000 square foot community center that houses a kitchen, billiard room, reading room, stage and dance floor, and fitness center. The property was 100% leased at closing.



J. Cary Monroe, (813/229-5055, cmunroe@monroe-giordano.com) and Michael B. Giordano, (813/229-5055, mgiordano@monroe-giordano.com) of Monroe & Giordano Mortgage Bankers, originated the loan. Andrew Tapley, senior vice president, Multifamily Finance, (301/215-5578, atapley@walkerdunlop.com) led the Walker & Dunlop team.

About Walker & Dunlop

Walker & Dunlop, established in 1937, is a real estate finance company and one of the largest multifamily lenders in the United States. 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. As a Fannie Mae DUS™, Freddie Mac Program Plus® and HUD* lender, Walker & Dunlop lends on most major multifamily asset classes including market-rate apartments, affordable apartments, manufactured housing developments, seniors housing, and student housing. The Capital Markets and Principal Investments groups of Walker & Dunlop provide a broad range of advisory, financing, and investment services to clients across the Mid-Atlantic region. The company's professionals work with owners of commercial real estate (office, retail, hospitality, multifamily, and industrial) to structure the most appropriate financing solutions for their property. In 2008, Walker & Dunlop originated more than \$2.8 billion in commercial real estate financing. The company services over \$12 billion of commercial mortgages and asset manages over 1,200 properties across the country. Additional information on Walker & Dunlop can be found at www.walkerdunlop.com.

**Walker & Dunlop funds its HUD loans through Column Guaranteed.*

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

###