

Walker & Dunlop Closes a Portfolio of Loans Totaling \$10,025,000 for Three Properties - Philadelphia

Plano, Texas – July 14, 2009 – Walker & Dunlop provided a portfolio of three cross-collateralized and cross-defaulted loans totaling \$10,025,000 loan for Henridge Apartments, Leverington Apartments and Sandra Court Apartments in Philadelphia, Pennsylvania. The loans were structured with a 10-year term and a 30-year amortization. The loans were underwritten to an 80 percent loan-to-value with a 1.27x debt-service coverage ratio. Walker & Dunlop was able to close the transaction within 35 days of receiving the signed application.



The portfolio consists of three properties with a total of 203 units built between 1963 and 1965. The properties averaged 97% occupancy at the time of closing.

Joseph Topley, vice president, Carey Kramer Pettit Panichelli & Associates (610/341-0250, topley@ckpp.com), originated the loan. Jay Thomas, vice-president, Multifamily Finance (972/473-8125, jthomas@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 DUST[™], 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.*

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