

Walker & Dunlop Closes \$58,500,000 Permanent Loan For The Radian - Philadelphia

Bethesda, Maryland – April 20, 2009 – Walker & Dunlop provided a \$58,500,000 Fannie Mae loan for The Radian located in Philadelphia, Pennsylvania. The loan was structured with a 5-year term, 2-years interest only and a 30-year amortization. The loan was underwritten to a 65 percent loan-to-value with a 1.40x debt-service coverage ratio.

The Radian is a fourteen-story, 154 unit high-rise student apartment building and retail center located within easy walking distance to the University of Pennsylvania campus. Property amenities include a fitness center, community rooms, controlled-access bike room, Internet cafe with a coffee bar in the lobby and a two-story student lounge with a walk-out terrace. The apartment units were 100% leased at closing.



Darrell Moore, senior vice president, (404/239-5339, dmoore@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.*

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