Northwestern Mutual provides $233 Million in loan refinancing for 19 apartment communities nationwide

MILWAUKEE, Aug. 26, 2013 /PRNewswire/ -- Northwestern Mutual has refinanced a $233 million tranche of a $460 million portfolio loan secured by 19 apartment communities located in four states across the Sun Belt and West Coast. The remaining debt matures at a later date.

(Logo: http://photos.prnewswire.com/prnh/20130206/CG55426LOGO)

Northwestern Mutual provided the loan to Gables Residential (Gables). Gables is a fully integrated real estate company engaged in multifamily apartment community management, development, construction, acquisition and disposition.

The 19 communities include 3 communities with 1,086 apartment homes in Atlanta, Georgia; 2 communities with 512 apartment homes in Austin, Texas; 3 communities with 481 apartment homes in Dallas, Texas; 4 communities with 1,050 apartment homes in Houston, Texas; 4 communities with 1,114 apartment homes in South Florida; and 3 communities with 412 apartment homes in Southern California.

"The strength of our general account portfolio allows us the flexibility to execute such a complex transaction which will provide long-term value for our policyowners," said Felix Figueroa, Director, Northwestern Mutual Real Estate Investments, LLC. "The communities included in this transaction are diversified, well located, and have proven historical success."

Northwestern Mutual Real Estate Investments, LLC is the wholly owned subsidiary and authorized representative of Northwestern Mutual for the management of Northwestern Mutual's real estate portfolio.

An essential ingredient in maintaining Northwestern Mutual's financial strength and ability to deliver value to policyowners is the performance of the company's $174 billion general account investment portfolio, whose assets back the company's insurance and annuity products.

The investment earnings generated by this portfolio produce capital that helps build the company's strong financial base. They are also the primary determinant of the interest component of the dividend scale for traditional permanent life insurance policies.

Northwestern Mutual has the highest total cash value rate of return among major insurance companies[i]. As part of a well-diversified portfolio primarily invested in investment-grade bonds and other high-quality fixed-income instruments, Northwestern Mutual invests in commercial mortgage loans that it originates in the private market directly with owners of commercial real estate. The portfolio also includes commercial real estate equity investments primarily in apartment, warehouse and office properties.

The company's real estate investments enhance its dividend-paying capacity while supporting economic growth in the communities in which it does business.

About Northwestern Mutual
Northwestern Mutual, as a part of its diversified investing on behalf of its policyowners, is one of the nation's largest real estate investors, with investments in commercial mortgages, equities and securitized investments across all major property types. Our seasoned real estate professionals build lasting relationships and trusted partnerships through an unwavering commitment to our clients, delivering creative solutions to complex transactions across the country. More information about Northwestern Mutual's real estate investing can be found at http://www.northwesternmutualrealestate.com.

Northwestern Mutual is among the "World's Most Admired" life insurance companies in 2013 according to FORTUNE® magazine and has helped clients achieve financial security for more than 156 years. As a mutual company with $1.4 trillion of life insurance protection in force, Northwestern Mutual has no shareholders. The company focuses solely and directly on its clients and seeks to deliver consistent and dependable value to them over time.

Northwestern Mutual and its subsidiaries offer a holistic approach to financial security solutions including: life insurance, long-term care insurance, disability income insurance, annuities, investment products, and advisory products and services. Subsidiaries include Northwestern Mutual Investment Services, LLC, broker-dealer, registered investment adviser, member FINRA and SIPC; the Northwestern Mutual Wealth Management Company, limited purpose federal savings bank; Northwestern Long Term Care Insurance Company; and Russell Investments.

[i] According to 20-year actual policy performance information compiled through independent analysis (Blease Research Full

Disclosure 2013 Whole Life Edition), Northwestern Mutual's whole life product provided the highest internal rate of return on policy cash value compared to all other similar products offered by competitors based on a $250,000 whole life policy issued in 1993 to a male age 45 with best-class underwriting.

SOURCE Northwestern Mutual

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