

Affordable Multifamily

Ready Capital offers first-mortgage loans on affordable rental properties with private placement or direct-purchase of tax exempt and taxable bonds on 4% LIHTC transactions.

Our streamlined execution process includes the structuring of tax exempt and taxable bonds directly into sponsored investment funds. Advantages of our process include: low transaction costs, no separate construction lender, financing written on a proforma basis and speedy commitment process with certainty of execution, and interest-rate locked 30+ days prior to closing.

LOAN PURPOSE	Acquisition-rehabilitation New Construction Bridge-to-Bond LIHTC Transaction
LOAN AMOUNT	\$3 million - \$100+ million
LOAN TERM	5-17 years
LTV	90%
CLOSING TIMELINE	45-60 days from term sheet execution
FEES	1.00-2.00%
MINIMUM DSCR	1.15x
AMORTIZATION	40-45 years
RECOURSE	Recourse through stabilization Non-recourse thereafter (except for industry-standard carve-outs)

AFFORDABLE MULTIFAMILY - PREVIOUSLY CLOSED



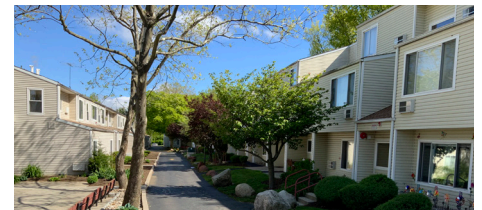
\$45,000,000
New Construction Financing
Austin, TX

- 4% LIHTC Financing
- 18 year, 10 Year IO provided



\$36,825,000
Preservation Financing
Opa Locka, FL

- 4% LIHTC Financing
- 18 year, Acquisition and Rehabilitation financing for Sect 8 subsidized community



\$22,865,000
Bridge Financing
Spring Valley, NY

- 4% LIHTC Bond takeout
- 18 month, Interest Only

For more information, please email:
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