

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 and 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



\$33,000,000
New Construction Financing
Nashville, TN

- 4% LIHTC Financing
- 18 year fixed rate financing



\$19,250,000
Acquisition / Rehabilitation
San Jose, CA

- 4% LIHTC Financing
- 16 year fixed rate financing



\$13,500,000
New Construction
Miami, FL

- 4% LIHTC Financing
- 17 Year financing for 100% Section 8 Community

For more information, please email:
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