

# R4 CAPITAL FUNDING TAX-EXEMPT FINANCING

**R4 CAPITAL FUNDING** (R4CF) supports innovative public/private partnerships with a streamlined tax-exempt mortgage that incorporates construction and permanent financing through a single capital source.

R4CF has structured and closed more than **\$2.5 billion of mortgage debt** over the past six years, financing the construction and preservation of over **16,500 units of affordable housing across 25 states.**



## PROPERTY HIGHLIGHT

- Decatur, GA
- New Construction
- Family
- 244 Units

As a transit-oriented community, residents of Phoenix Station can enjoy access to Atlanta's metro region due to the proximity to public transportation. R4CF provided flexible & cohesive construction-to-permanent financing assisting in the creation of sustainable affordable housing.

## OUR PRODUCTS

- Direct Purchase Program:**  
Tax-exempt Construction-to-Perm  
Private Placement
- 4% Forward Commitment**
- 9% Lending**
- Acquisition Bridge Loans**

## THE R4CF APPROACH

- A single capital execution** for Construction and Permanent financing
- Integrated** origination, under-writing, and servicing **platforms**
- Competitive rates with low transaction costs**, quick review to Closing
- Nimble and responsive** approach to underwriting and structuring
- A fully-integrated one-stop shop** for debt, equity, asset management, and servicing

## R4CF PROVIDES CREATIVE AND RELIABLE MORTGAGE LENDING SOLUTIONS

## CONTACT

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# PROPERTY HIGHLIGHTS

As an alternative to federally-sponsored and GSE programs, R4CF offers developers flexible structuring, responsive timing, and economically competitive tax-exempt and taxable financing.

## PEDESTRIAN-FRIENDLY MIXED-USE DEVELOPMENT

- Miami, Florida
- New Construction
- Senior/Family
- 578 Units

Sawyer's Landing was initiated as a public private partnership to revitalize Miami's Overtown historic district by providing affordable living opportunities for lower income seniors while strengthening its commercial corridor.



## REPURPOSED HISTORIC LANDMARK

- Washington, DC
- Adaptive Reuse
- Family/Senior
- 252 Units

As part of the redevelopment of the larger 183-acre St. Elizabeth's campus, Residences at St. Elizabeth's is comprised of seven newly-rehabilitated historic buildings providing quality affordable housing for the District's seniors and families. This mixed-use campus offers supportive services, affordable housing and reinvigorates the Eighth Ward.



## RAD-SUBSIDIZED REPLACEMENT HOUSING

- Jacksonville, FL
- RAD
- Family
- 127 Units

The Waves was built as replacement housing in conjunction with the demolition of aging public housing using infill parcels within the same mixed income neighborhood. This property is located in a beach front neighborhood with access to retail amenities, community services, beaches, and public transit.



## SOCIAL SERVICE-ORIENTED PRESERVATION

- Chicago, IL
- Rehab
- Senior
- 101 Units

South Chicago YMCA Elderly Housing preserves and modernizes the existing 100% subsidized senior residences. The Property includes the repurposed South Chicago YMCA to incorporate social service offices, a community center, and an auditorium available to residents and community members.



**NIMBLE. RESPONSIVE.**  
**NATIONWIDE.**