

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 **\$3 billion of mortgage debt** over the past seven years, financing the construction and preservation of over **20,000 units of affordable housing across 27 states and DC.**



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, underwriting, 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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Offices: New York | Austin | Boston | Newport Beach



WWW.R4CAP.COM

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. The retail businesses are scheduled to open in 2024 and will include grocery stores, clothing retailers, and dining.



REPURPOSED HISTORIC LANDMARK

- Saint Paul, MN
- Adaptive Reuse
- Family
- 55 Units

Originally constructed in 1922, Twelve22 is the preservation and conversion of an historic warehouse to a 55-unit affordable apartment building. The property is located in the mixed-use and transit-oriented Midway neighborhood, between the Minnesota United FC stadium and Concordia University, which is experiencing public- and private-led revitalization.



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.



MIXED INCOME NEW CONSTRUCTION

- Minneapolis, MN
- New Construction
- Family
- 143 Units

This building will house families earning a range of 30% - 60% of AMI, with set aside units for High Priority Homeless Persons and Persons with Disabilities and social services for all residents. Amenities include parking, EV charging stations, pet wash, and dog park. The Flats at Malcolm Yards is part of a larger three-phase development which includes a food hall and market rate rental property.



NIMBLE. RESPONSIVE.
NATIONWIDE.

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PROPERTY HIGHLIGHT

- Miami, Florida
- New Construction
- Seniors/Family
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NEW CONSTRUCTION TRANSIT-ORIENTED DEVELOPMENT

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

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REPURPOSED HISTORIC LANDMARK

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

Originally constructed in 1922, Twelve22 is the preservation and conversion of an historic warehouse to a 55-unit affordable apartment building. The property is located in the mixed-use and transit-oriented Midway neighborhood, between the Minnesota United FC stadium and Concordia University, which is experiencing public- and private-led revitalization.



SOCIAL SERVICE-ORIENTED PRESERVATION

- Chicago, IL
- Rehab
- Senior
- 101 Units

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