

Success Story: Large Single-Family Build-to-Rent Development

A panoramic view of how Arbor grows financial partnerships through successful product executions that deliver results for our clients

| \$32.1M Single-Family Rental Build-to-Rent Loan

Situation

An experienced developer of luxury single-family rental (SFR) communities had begun construction on a 250-unit luxury build-to-rent (BTR) community in San Antonio, TX, poised to be the largest community of its kind in the metro. To continue construction velocity, the borrower was looking for ground-up construction financing to fund the development, with the goal of refinancing to a permanent agency loan once construction was completed and the property was stabilized. At the time, there were limited financing options in the SFR space. The borrower reached out to Arbor for assistance due to the strong relationship and previous successful projects together.

Arbor Action

Arbor leveraged its multifamily expertise to create a BTR financing product under its Single-Family Rental Portfolio platform – a loan not offered by other major multifamily lenders. Arbor worked closely with the borrower to review the construction plan and timeline to confirm the project would be delivered on time and on budget. As part of the loan agreement, Arbor advanced a portion of the loan to fund construction. To draw additional funds, the borrower had to meet certain construction and pre-leasing milestones set by Arbor.

Result

Arbor executed a 24-month construction loan under its Single-Family Rental Portfolio Build-to-Rent program. The financing helped the borrower successfully complete the project and achieve full occupancy. The borrower is now operating and maintaining the property for steady rental income and plans to continue partnering with Arbor on its future SFR projects.

Watch our [Success Story video](#) to learn more

250

Units

TX

San Antonio

2020

Construction Completed