



ARBOR

Growing Financial Partnerships

Arbor Private Construction

Designed for experienced sponsorship with construction-ready projects located in strong MSAs and who desire and value a financing partner throughout the life cycle of their ownership.



When you need financing for new construction - with an eye towards long-term ownership - Arbor now offers under our lending umbrella offers multifamily investors short-term, floating-rate financing to be matched with our existing suite of financing products and programs. Arbor Private Construction (APC) serves as a complement to our established and impactful [Single Family Rental \(SFR\) and Build-to-Rent \(BTR\)](#) construction lending program.

All Arbor sponsors benefit from the highest level of partnership and customer service along the life cycle of their loans. Arbor offers Fannie Mae, Freddie Mac, FHA, Bridge, Non-Agency and CMBS permanent financing, ensuring a smooth loan transition all with one lender.

Arbor's Private Construction Program is Easier than You Think

- Interested in financing where your lender stands with you when shovel meets ground?
- Aspiring toward obtaining government-sponsored permanent financing?
- Seeking the efficiency & cost savings of dealing with one lender for your life of asset ownership?

We Offer the Comprehensive Solution

- Arbor Private Construction Loans range from \$25 million to \$100 million
- Up to 75% Loan-to-Cost, subject to minimum underwritten exit debt yield & DSCR
- Underwritten to an Agency-qualifying loan exit

Eligible Transaction Criteria

- Vertical/Garden-Style ground-up multifamily projects with Agency-qualifying characteristics
- Located in primary markets and strong secondary markets with positive demographic, population and employment trends
- Debt buy-backs with fresh equity
- Properties in lease-up
- Projected completion within 36 months
- Sponsorship with an established track record of constructing, owning and managing multifamily assets with appropriate net worth and liquidity commensurate with the Loan's credit profile
- Mixed-Use allowance for a portion of proforma EGI to be generated from non-residential revenue
- A complete, cost-engineered construction budget with qualified and experienced general contractors

Questions?

Speak to your **Loan Originator** or give Arbor a call at **800.ARBOR.10**

