



MEDIA CONTACT:

Ellen Marsau

HALL Group

emarsau@hallgroup.com

(214) 269-9536 or (770) 402-2111

FOR IMMEDIATE RELEASE

HALL STRUCTURED FINANCE CLOSES \$37.7 MILLION CONSTRUCTION LOAN FOR THE MILLENNIUM AT CITRUS RIDGE APARTMENTS IN KISSIMMEE, FLORIDA

ORLANDO – February 8, 2017 – HALL Structured Finance (HSF) announced today that the company has closed a new loan totaling \$37.7 million to finance the construction of the Millennium at Citrus Ridge apartments in Kissimmee, Florida, a suburb of Orlando. The project developer is Florida-based DLC Residential.

“The Millennium at Citrus Ridge opportunity was a great fit for our company given the strength of sponsorship, attractive location just two miles from Walt Disney World and the proven performance of high quality, suburban apartments in the Orlando market,” said Mike Jaynes, president of HALL Structured Finance. “We believe this project will be very successful and look forward to seeing construction begin.”

The Millennium at Citrus Ridge will consist of 326 luxury rental apartment units throughout nine buildings ranging from two to four stories. The units will average approximately 1,000 square feet and will be modern in design with excellent finishes. Amenities at the property will include a clubhouse, resort-style pool, fitness center, conference facility and social lounge. The property is located on the south side of U.S. Highway 192 in Kissimmee, Florida, just two miles from the Walt Disney World Resort and Theme Park complex, and is surrounded by a wide range of retail, dining and entertainment options.

“HALL Structured Finance’s expertise in both real estate development and finance made them the ideal partner for this project,” said Russ Krivor, President and CEO of DLC Residential. “Their uniquely-tailored, flexible approach to finance our development made this loan closure possible, and we’re excited to get started.”

HALL Structured Finance has now closed six construction loans in Florida, including the Gale Residences in Ft. Lauderdale, which closed in August 2016. DLC Residential has now developed 10 apartment communities throughout Florida, Illinois, Mississippi and Texas.

About HALL Structured Finance

HALL Structured Finance (HSF) is an entrepreneurial, value-add direct private lender to the real estate industry. We specialize in providing capital for ground up construction, adaptive reuse, and major asset



repositioning and renovations for commercial real estate projects throughout the U.S. The HALL Structured Finance lending program is designed to provide real estate owners, operators and developers with an alternative to bank financing, and is oriented to be a resource to projects that may be underserved by the institutional capital markets. HSF is a part of the HALL Group family of companies, which consists of a diversified set of companies with core expertise in real estate, inclusive of development, management and leasing. For more information, visit hallstructuredfinance.com.

About DLC Residential

DLC Residential is a fully-integrated multi-family project development company with projects across the United States. Since 2004, DLC Residential has been focusing on the concept, development, construction and project management of income property in the strongest markets across the United States. A number of new communities are currently underway to add to the base of completed projects and by 2016, DLC Residential will have built over 4,000 apartment units across their market areas including a full-range of product types from garden style to high rise multi-family developments. By focusing on integrity, cost controls and careful market research, DLC Residential creates tangible assets and real cash flow, resulting in viable investments and industry-leading returns. For more information visit www.dlcreidential.com.

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