

PROVIDING FINANCING FOR MULTIFAMILY | OFFICE | STUDENT HOUSING

TURNING VISIONS INTO REALITY



HALL
STRUCTURED FINANCE

HALL Structured Finance is part of the HALL Group family of companies.



HALL Group is a diversified set of companies with core expertise in real estate, including direct lending, development, management and leasing.

For over 50 years, HALL Group has collectively owned, managed and/or developed more than 100,000 apartments, 5 million square feet of commercial office space, numerous hotels, retail centers and high-rise residential.

HALL Group's consolidated net worth is in excess of \$1 billion.



“ We go where others fear to tread. In the structured finance arena, we work with owners and developers in a manner that utilizes our extensive real estate and financial expertise to provide tailored financial solutions. As an entrepreneurial company, we bring the flexibility needed to structure deals quickly and creatively where larger capital providers cannot. ”

Craig Hall, Chairman
HALL Group

WHAT WE DO

HALL Structured Finance (HSF) provides construction and bridge financing to entrepreneurial real estate owners and developers for projects where its liquidity, financial strength and real estate expertise can add value and facilitate completion.

Senior company executives are highly experienced real estate lenders with each having more than 30 years of commercial real estate and financing expertise. HSF's core management team has been working together for over two decades.

WHAT WE LOOK FOR

HSF is seeking first mortgage construction loan opportunities secured by new commercial real estate projects, with a current emphasis and focus on the multifamily sector.

WHAT WE OFFER

- Extensive real estate experience
- Investment strength and leadership
- Entrepreneurial acumen and understanding
- Flexible deal structures
- Track record of successful loan transactions

LOAN PROGRAM HIGHLIGHTS

- Nationwide non-recourse loan program
- Loan sizing between \$20M and \$70M
- Targeted LTC's between 65% and 75%
- Loan terms typically between three and five years



VANTAGE APARTMENTS
St. Petersburg, FL

\$35.5M Loan
1st Lien
Construction
Multifamily

loan PROGRAM

- ELIGIBLE LOCATIONS** Real estate projects located throughout the United States
- PROPERTY TYPES** Multifamily, student housing, office and select other real estate assets
- SECURITY** First mortgage lien on the subject property and pledge of ownership interests
- LOAN SIZES** \$20 million to \$70 million
- LOAN TO COST RATIO** Up to 75% LTC
- RECOURSE** Non-recourse, with standard carve out provisions and completion guarantees on construction loans
- INTEREST RATE** Libor-based floating rate
- LOAN TERM** 36-month loan term
- DEBT SERVICE** Interest only, with reduced pay rate during month 1 to 12 post completion
- PREPAYMENT** Interest make whole thru month 6 post completion
- RESERVES/ESCROWS** Real estate taxes, insurance and replacement reserves
- CLOSING TIME** 4 to 8 weeks from application and deposit remittance

featured TRANSACTIONS

MILLENNIUM AT CITRUS RIDGE APARTMENTS

Kissimmee, FL
1st Lien
\$37.7M Construction Loan
Residential & Apartments



VANTAGE APARTMENTS

St. Petersburg, FL
1st Lien
\$35.5M Construction Loan
Multifamily



FLAMINGO CROSSINGS

Orlando, FL
1st Lien
\$140M Construction Loan
Four Hotels
*Residence Inn by Marriott
Fairfield Inn by Marriott
Home2 Suites by Hilton
Homewood Suites by Hilton*



COPPERWYND RESORT BY MARRIOTT AUTOGRAPH

Scottsdale, AZ
1st Lien
\$56.4M Construction Loan
Hotel



HOLLEMAN VILLAGE

College Station, TX
1st Lien
\$29.6M Construction Loan
Student Housing



GALE RESIDENCES

Fort Lauderdale, FL
1st Lien
\$35.6M Construction Loan
Condominium



THE WESTIN TEMPE

Tempe, AZ
1st Lien
\$86.5M Construction Loan
Hotel



HAMPTON INN & SUITES / HOME2 SUITES BY HILTON

Las Vegas, NV
1st Lien
\$41.7M Construction Loan
Hotel



WHO WE ARE



our TEAM

Craig Hall Founder & Chairman
Donald Braun Managing Director
Mike Jaynes President
David Cain Vice President
Mike Canning Vice President
Brad Ferguson Vice President
Rebecca Reitz Vice President
Reagan Dixon Loan Officer

Brian Mitchell Loan Officer
Bryan Smith Financial Analyst
Jordan Mastrogiovanni Financial Analyst
Jerod Bauer Construction Manager
Renetta Gill Coordinator & Compliance Officer
David Epperson Portfolio Controller
Megan Gutierrez Legal Compliance Officer

success STORIES



HOLLEMAN VILLAGE
College Station, TX

"Opportunities in the student housing market are of particular interest to HALL Structured Finance right now. For the Holleman Village development, our team's related real estate and finance expertise allowed us to quickly analyze and understand the details associated with this new construction project for the largest university in Texas. We are eager to look at similar deals in the near term and have ready capital to work with."

Mike Jaynes, President
HALL Structured Finance

"The TownePlace Suites was the third hotel project for which HSF has provided financing for us. The entire HSF team possesses outstanding hospitality knowledge and is a pleasure to work with. We highly recommend HSF."

Robert Gustin, Owner
Gustin Property Group, LLC



TOWNEPLACE SUITES OAK CREEK
Milwaukee, WI



THE GALE RESIDENCES
Fort Lauderdale, FL

"HSF has been great to work with and their flexible, uniquely-tailored approach to finance our development made this loan closure possible. We're grateful to have partners that support our vision."

Harvey Hernandez
Chairman & Managing Director
Newgard Development Group

let's get STARTED

Contact us today to learn how
we can help you get one step closer
to bringing your vision to life.

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