

PROVIDING FINANCING FOR
MULTIFAMILY | HOTEL | OFFICE | STUDENT HOUSING | MIXED-USE

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 commercial real estate projects, with a current emphasis and focus on the multifamily and hospitality sectors. In addition, HSF focuses on providing bridge financing on existing hotels.

WHAT WE OFFER

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

I. CONSTRUCTION LOAN PROGRAM HIGHLIGHTS

- Multifamily & Hotel
- 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

III. HOTEL BRIDGE LOAN PROGRAM HIGHLIGHTS

- Hotels (5 years old or newer)
- Southwest and Southeast regions; non-recourse loan program
- Loan sizing between \$15M and \$40M
- Targeted LTV up to 75%
- Loan terms typically between two and three years



VANTAGE APARTMENTS
St. Petersburg, FL

\$40M Loan
1st Lien
Construction
Multifamily

CONSTRUCTION LOAN PROGRAM

LOCATIONS

Real estate projects located throughout the United States

PROPERTY TYPES

Multifamily, hotel 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 VALUE

Up to 75% LTC

RECOURSE

Non-recourse, with standard carve out provisions and completion guarantees on construction loans

LOAN TERM

36-month loan term

DEBT SERVICE

Interest only

RESERVES

Real estate taxes, insurance and replacement reserves

CLOSING TIME

4 to 8 weeks from application and deposit remittance

HOTEL BRIDGE LOAN PROGRAM

Hotels located throughout the United States

Existing newer hotels (5 years old or newer)

First mortgage lien on the subject property and pledge of ownership interests

\$15 million to \$40 million

Up to 75% LTV

Non-recourse, with standard carve out provisions

Up to 36-month loan term

Interest only

Interest reserves as needed to subsidize operations over 12 to 18 months

4 to 8 weeks from application

featured TRANSACTIONS

MILLENNIUM AT CITRUS RIDGE APARTMENTS

Kissimmee, FL

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



VANTAGE APARTMENTS

St. Petersburg, FL

1st Lien
\$40M 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



THE GLADES II APARTMENTS

Gregory, TX

1st Lien
\$15.5M Construction Loan
Multifamily



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
Allyson Van Blarcum Vice President
Reagan Dixon Loan Officer

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

success STORIES

MILLENNIUM AT CITRUS RIDGE APARTMENTS Kissimmee, FL



"HALL Structured Finance's expertise in both real estate development and finance made them the ideal partner for this project. Their uniquely-tailored, flexible approach to finance our development made this loan closure possible, and we're excited to get started."

Russ Krivor, President and CEO
DLC Residential

"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

HOME2SUITES BY HILTON Atlanta, GA



"HSF distinguishes themselves from other private lenders in that they try to figure out a way to get deals done, rather than focusing on how a deal won't work. HSF will look at deals in secondary markets with sponsors that may not have the balance sheet or the experience that other lenders may require."

John Pascal, Managing Director
Paramount Capital Advisors

let's get STARTED

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

Mike Jaynes | President
214.269.9540 | mjaynes@hallstructured.com

David Cain | Vice President
214.269.9543 | dcain@hallstructured.com

Brad Ferguson | Vice President
214.269.9549 | bferguson@hallstructured.com

Allyson Van Blarcum | Vice President
214.269.9524 | avanblarcum@hallstructured.com

Brian Mitchell | Loan Officer
214.269.9538 | bmitchell@hallstructured.com

Reagan Dixon | Loan Officer
214.269.9469 | rdixon@hallstructured.com

Bryce Yamauchi | Loan Officer
214.269.9549 | byamauchi@hallstructured.com

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