



## Arbor Closes \$66.4M in Single-Family Rental Portfolio Transactions

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### Transactions Involve Nearly 1,400 Units Across Nine States

UNIONDALE, N.Y., Oct. 24, 2018 /PRNewswire/ -- Arbor Realty Trust, Inc. (NYSE: ABR), a real estate investment trust and national direct lender specializing in loan origination and servicing for multifamily, seniors housing, healthcare, and other diverse commercial real estate assets, recently closed three single-family rental portfolio deals totaling \$66.4M, spanning nine states under the Freddie Mac Single-Family Rental pilot.

"Arbor is firmly committed to the single-family rental market as it provides much-needed affordable housing to our nation's workforce," said Ivan Kaufman, Chairman, President & CEO of Arbor Realty Trust, Inc. "With more than half of the rental housing in the United States being comprised of single-family rentals, this is quickly becoming a recognized source of affordable housing for families throughout the country."

"These transactions continue Freddie Mac's Affordable Single-Family Rental pilot, providing low-income families in nine states with safe, decent and affordable housing," said David Leopold vice president, Targeted Affordable Sales & Investments at Freddie Mac Multifamily. "We were pleased to work with Arbor on this important transaction even as we prepare to sunset our pilot. Arbor's national reach allowed us to provide more than 1,300 low-income families with quality rental housing in locations ranging from the Southeast to the Midwest and all the way up to New England."

The transactions included:

- Reven SFR Portfolio, an 824-unit portfolio located in Jacksonville, FL; Memphis, TN; Atlanta, GA; Birmingham, AL; and Houston, TX, received a \$51.3M refinancing under the Freddie Mac Single-Family Rental pilot. The transaction provides a 7-year fixed rate with a 30-year amortization schedule. 97% or 799 residential units are affordable for low-income families earning at or below 80% of the Area Median Income (AMI) and 100% are affordable to families earning 100 percent of AMI. Jason Scott of Arbor's Atlanta office originated the loan.
- PK Portfolio, a 415-unit, single-family rental portfolio located in Indiana, Michigan and Ohio, received \$6.7M in financing under the Freddie Mac Single-Family Rental pilot. The transaction provides a 5-year fixed rate with a 30-year amortization schedule. 100% or 415 units are affordable for low-income families earning at or below 80% of AMI and 100% are affordable to families earning 100 percent of AMI. Ari Short of Arbor's New York City office originated the loan.
- Netz ADD SFR Portfolio, a 115-unit portfolio located in New Haven, CT, received an \$8.4M refinancing under the Freddie Mac Single-Family Rental pilot. The transaction provides a 10-year fixed rate with a 30-year amortization schedule. 97% or 112 residential units are affordable for low-income families earning at or below 80% of AMI and 100% are affordable to families earning 100 percent of AMI. Robert Mendeles of Arbor's Englewood Cliffs, NJ, office, originated the loan.

Arbor and its predecessor companies have more than 30 years of experience in both multifamily and residential financing.

#### **About Us**

[Arbor Realty Trust, Inc.](#) (NYSE: [ABR](#)) is a nationwide real estate investment trust and direct lender, providing loan origination and servicing for multifamily, seniors housing, healthcare and other diverse commercial real estate assets. Headquartered in Uniondale, New York, Arbor manages a multibillion-dollar servicing portfolio, specializing in [Fannie Mae](#), [Freddie Mac](#) and other government-sponsored enterprises, as well as [CMBS](#), [bridge](#), [mezzanine and preferred equity](#) lending. Rated by Standard and Poor's and Fitch Ratings, Arbor is committed to building on its reputation for service, quality and flexibility and dedicated to providing our clients excellence over the entire life of a loan.

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