

**The Affordable Housing Debt Group** is an industry leader in the financing of affordable multifamily housing. We offer a broad range of financing solutions to developers of affordable multifamily properties. We originate and service these loans under a variety of government-sponsored entity (GSE), FHA and other industry relationships. In selected situations, we provide financing through Centerline's proprietary lending platform.

---

### CUSTOMERS WE SERVE

Centerline's affordable housing debt financing choices appeal to real estate developers and owners of all types. Over the years, we have built valued relationships with large property management and development firms, as well as with selected non-profit housing organizations. In addition, we have created deep, strategic relationships with agency lenders such as Fannie Mae, Freddie Mac and FHA.

---

### PRODUCTS WE OFFER

- ▶ TAX-EXEMPT BONDS
- ▶ TAXABLE FINANCINGS
- ▶ FORWARD COMMITMENTS
- ▶ MODERATE AND SUBSTANTIAL REHABILITATION
- ▶ BRIDGE LOANS
- ▶ PRESERVATION TRANSACTIONS

---

### OUR TEAM

Established in 1993, Centerline's Affordable Housing Debt capability has built an experienced core team with a proven record through all economic conditions. We have recently expanded the team, attracting additional expertise and creative talent, further demonstrating our commitment to growing our affordable housing lending platform.

To learn more about the benefits of Centerline's affordable housing debt financing, contact Philip Melton at 972-868-5736 or [pmelton@centerline.com](mailto:pmelton@centerline.com).

---

### PORTFOLIO COMPOSITION

- \$3.4 billion total portfolio
- \$2.5 billion bond portfolio
- \$378 billion Freddie Mac
- \$140.0 million Fannie Mae
- \$350 million FHA and others

CENTERLINE DRAWS ON  
ESTABLISHED AND DEPENDABLE  
SOURCES OF AFFORDABLE  
HOUSING DEBT.

---

*As a market leader, our goal is to provide owners of affordable housing with the broadest range of financing and investment vehicles.*

*—Philip Melton  
Senior Managing Director*