

# EQUITY

TO GET YOU OUT  
OF THE GROUND

**A**re you seeking equity to fund your next seniors housing project? Zenith Capital offers financing for the construction, expansion, and rehabilitation of seniors housing in order to meet today's urgent need to expand industry capacity.

## UNDERSTANDING YOUR NEEDS

Zenith Capital focuses solely on the seniors housing industry by providing capital for independent living, assisted living and memory care facilities. We will begin making CCRC investments later this year.

## SENIORS HOUSING EXPERIENCE

Zenith Capital has been successfully financing assisted living properties since 2003 and placed over \$300 million. We integrate multiple sources of funding, employing leading economic development finance tools.

We are the leading source of EB-5 capital for Seniors Housing and are actively involved in the most reputed industry organizations. Our seasoned finance team structures and invests capital efficiently and responsibly. We simplify complicated processes and do the heavy lifting, leaving our customers room to focus on development and operations.

## INVESTMENT LIFE CYCLE

Our Investment Life Cycle begins with a careful feasibility analysis that incorporates the project concept, location, team and external factors. Once our investment committee approves a transaction, Zenith Capital documents and subscribes the equity and debt. With the capital secured, the development team builds the project and then operations steps in to rent the units and achieve stabilization.

Contact Zenith Capital to see how *we can get your next project out of the ground.*

## WHY ZENITH CAPITAL

### BENEFITS INCLUDE

- UNDERWRITING DECISIONS WITHIN 30 DAYS
- HASTEN SHOVEL READY PROJECTS FORWARD
- EXPERIENCED LIMITED PARTNER
- PROPRIETARY ONTRAC SYSTEM ASSET MANAGEMENT
- PROPRIETARY TECHNOLOGY FOR EB-5 SITE QUALIFICATION

### STRUCTURES

- LP EQUITY, MAJORITY OR MINORITY
- VARIABLE RATE DEMAND BONDS
- TAX CREDITS - NMTC, LIHTC
- CONDUIT, INSURANCE, CMBS
- USDA LOAN GUARANTY
- HUD AND AGENCY DEBT EXECUTIONS
- SBA 504 AND 7(a)

### TO LEARN MORE...

To get your next project out of the ground, contact Zenith Capital to request a term sheet.

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### AFFILIATIONS

