



Alliant Credit Union Closes on \$49.0M Refinance Loan in Jacksonville, FL MSA

Alliant Credit Union announced the closing of a \$49 million loan provided to RAS Realty Partners for the refinance of a Class A multifamily property located in a high growth location in the Jacksonville, MSA.

The property was built in 2020 and 279 luxury-style apartment units. The property's amenities include a resort style swimming pool, summer kitchen, fire pits, residents lounge area, upscale clubhouse/lounge, and a dog park. At purchase the asset was less than 50% occupied, the Sponsors stabilized the property. The RAS Realty Partners team has over 60 years of combined experience managing investment properties with a focus on the Southeast.

The loan provided by ACU allowed for an interest only period followed by a 30-year amortization schedule, equity recapture, future earnout and flexible prepayment penalty.

Referring Broker for this transaction is Mr. Adam Bieber of Phillips Realty Capital. This is Alliant's second transaction with Mr. Bieber and third closed loan with Phillips Realty Capital (now part of Bellweather).

"Alliant is pleased to provide financing for a property in a growing submarket of Jacksonville," said Yonah Sturmwind Commercial Loan Specialist Originator, "RAS Realty Partners is a highly experienced real estate operator who proved their ability by taking the property through lease-up to stabilization." Sturmwind went on to say "Thanks to Adam Bieber of Bellwether for referring the loan to Alliant and assisting in executing on this tailored financing."

Alliant, one of the country's largest credit unions, is actively seeking financing opportunities on commercial real estate nationwide. For more information, contact Alliant's originations team at 773-462-2232 or [visit us online](#).

Alliant Credit Union • 11545 W. Touhy Ave. • Chicago, IL 60666 • alliantcreditunion.com

All loans subject to approval. Alliant is an Equal Housing Opportunity lender.

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