ENCORE'S BFR
FINANCING STRATEGIES

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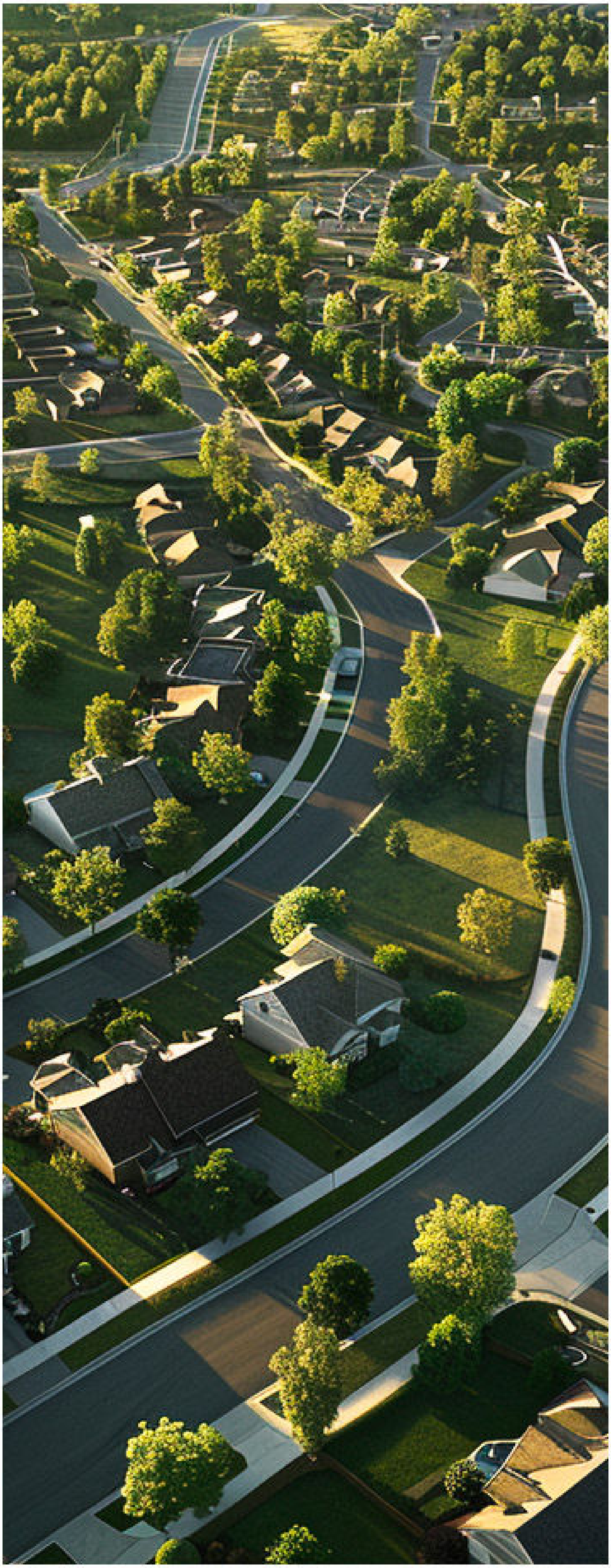
ENCOREFINANCE.COM

A Smarter Path to Long-Term Success



Introduction

The Build-for-Rent (BFR) market is one of the fastest-growing opportunities in real estate, allowing investors to scale purpose-built rental communities. But securing the right financing at each stage of the investment lifecycle is critical to long-term success.

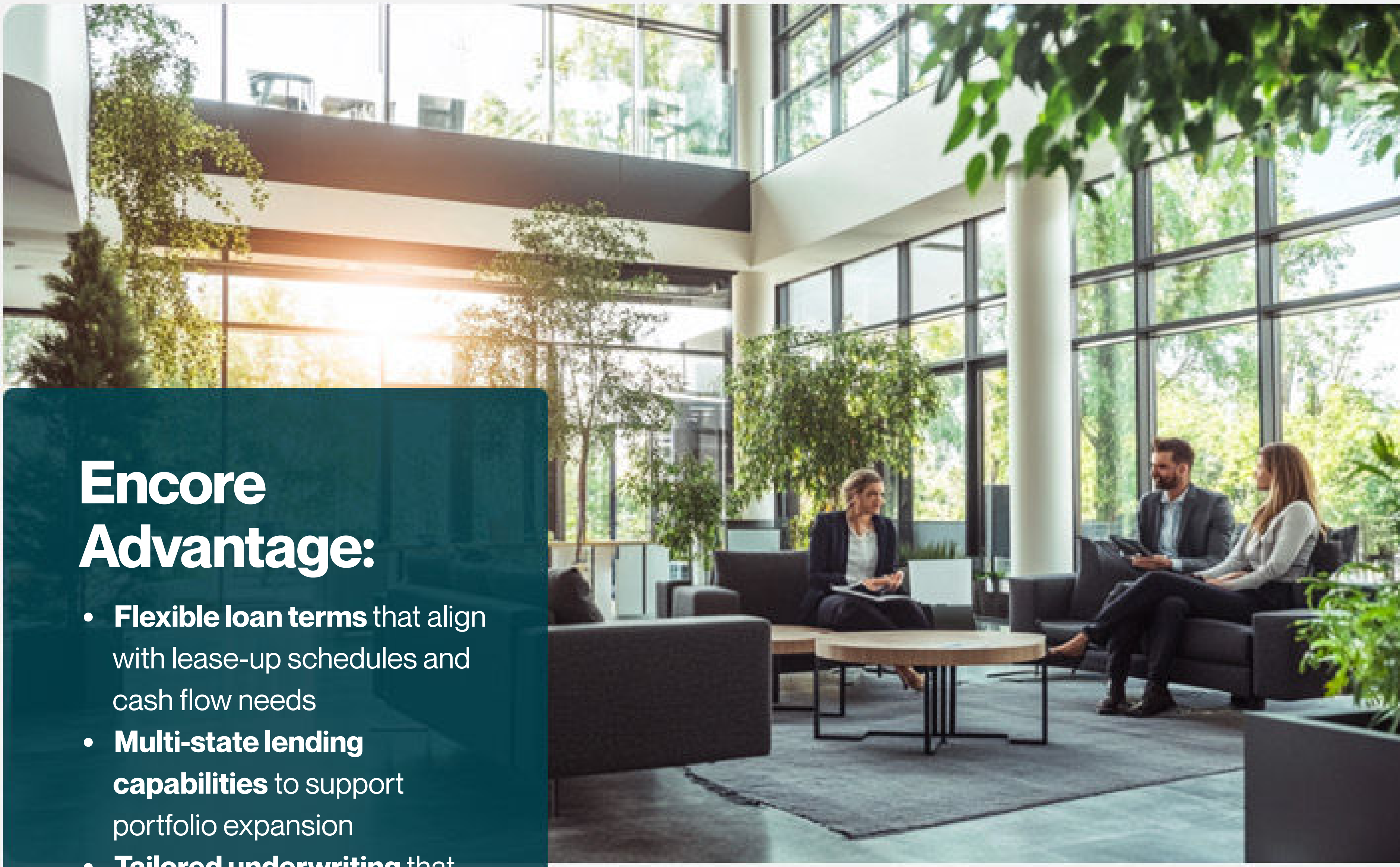
Encore Finance offers a **strategic two-step financing approach** that helps investors seamlessly transition from short-term financing to long-term ownership.

Our **BFR Credit Facility** provides flexible capital for two key scenarios:

- **Refinancing out of a construction loan** to fund lease-up and stabilization.
- **Acquiring and stabilizing newly built rental communities** before securing permanent financing.

In either case, Encore structures the financing with long-term stability in mind, ensuring a smoother, more efficient transition to permanent financing when the time comes.

This guide explores how Encore's BFR financing solutions work and why investors trust us to help them scale efficiently.



Encore Advantage:

- **Flexible loan terms** that align with lease-up schedules and cash flow needs
- **Multi-state lending capabilities** to support portfolio expansion
- **Tailored underwriting** that considers your long-term financing strategy

The BFR Credit Facility: Funding for Acquisition & Lease-Up

After construction is complete (or when looking to acquire BFR properties), investors need the right financing to transition properties from development to stabilization. Traditional lenders often have strict requirements that make it difficult to secure immediate funding for acquisitions or lease-up periods.

Encore's BFR Credit Facility is designed to fill this gap, offering short-term, structured financing for:

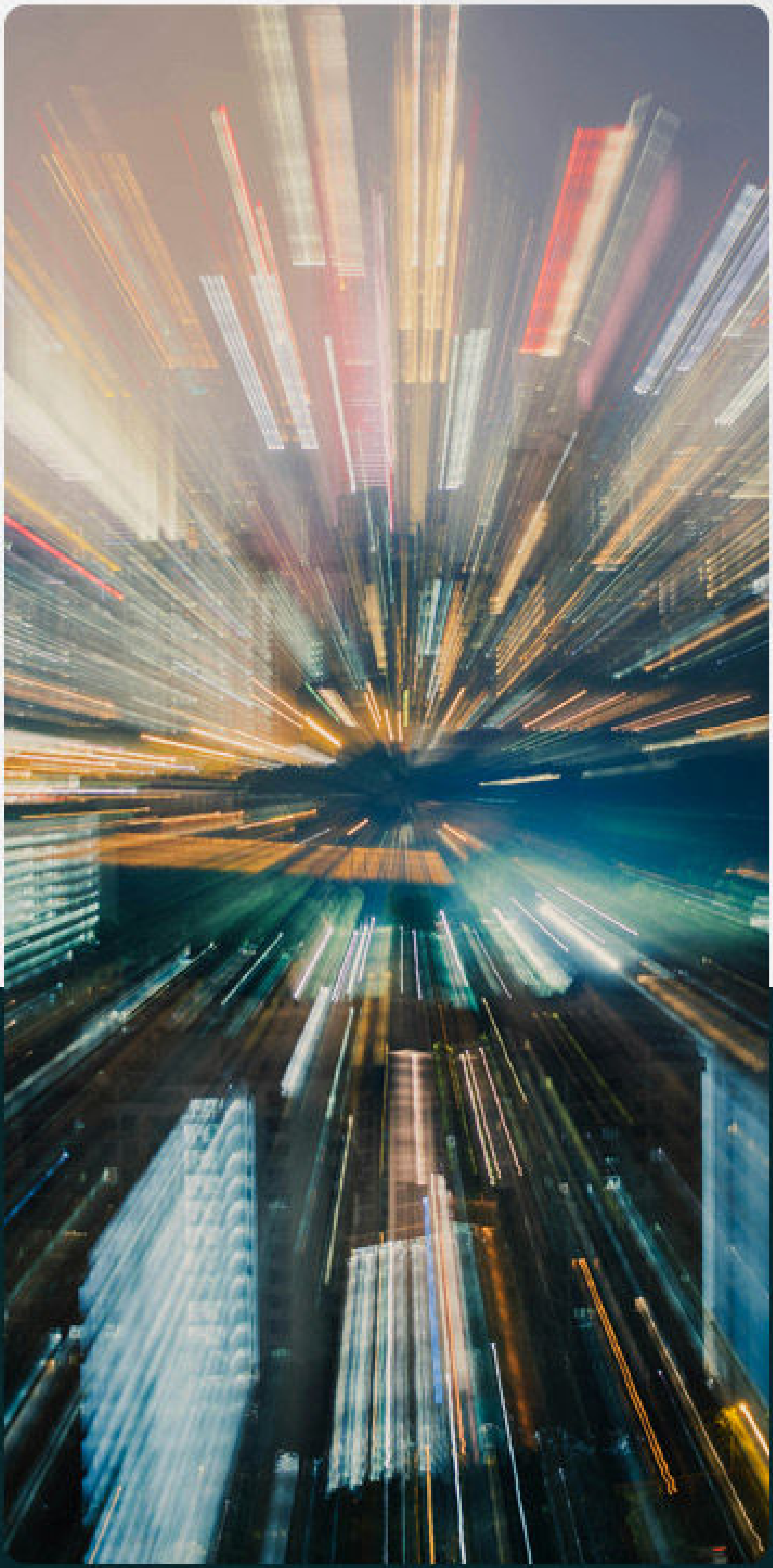
- **Acquiring completed BFR communities**
- **Leasing up and stabilizing properties** before transitioning to long-term financing
- **Refinancing out of a construction loan** to reduce exposure and improve liquidity

Unlike traditional bridge loans, Encore's Credit Facility is built with the end in mind, ensuring a smoother transition to permanent financing once the properties are stabilized.

Seamless Transition to Permanent Financing

When the lease-up phase is complete and properties have reached stabilization, securing a long-term loan can be one of the most challenging steps in the process. Many investors face delays, unexpected requirements, or last-minute underwriting hurdles that create uncertainty.

Encore's Credit Facility is designed to set up a seamless transition to permanent financing, eliminating unnecessary delays and uncertainty. When it's time to roll over into a long-term loan, much of the groundwork is already in place – saving investors time, money, and stress.



Encore Advantage:

- **Financing structured for long-term stability,** making refinancing faster and more predictable.
- **Reduced friction** in the transition to long-term financing
- **Customized loan structures** to align with investor goals and exit strategies

Encore

Avoid Refinancing Uncertainty

One of the biggest challenges in real estate investing is interest rate uncertainty — and waiting too long to refinance can be costly. Many investors who rely on traditional lenders face last-minute hurdles that lead to unfavorable terms or unexpected delays.

Encore's approach helps investors avoid this risk by structuring the Credit Facility with a clear exit strategy already in place. This means fewer surprises, more control over the refinancing timeline, and greater predictability when transitioning to long-term financing.

Encore Advantage:

- **Rate protection and cost savings** by preparing for permanent financing early
- **Eliminates the rush to refinance**, giving investors flexibility to optimize their capital structure
- **Seamless execution** with a trusted lending partner

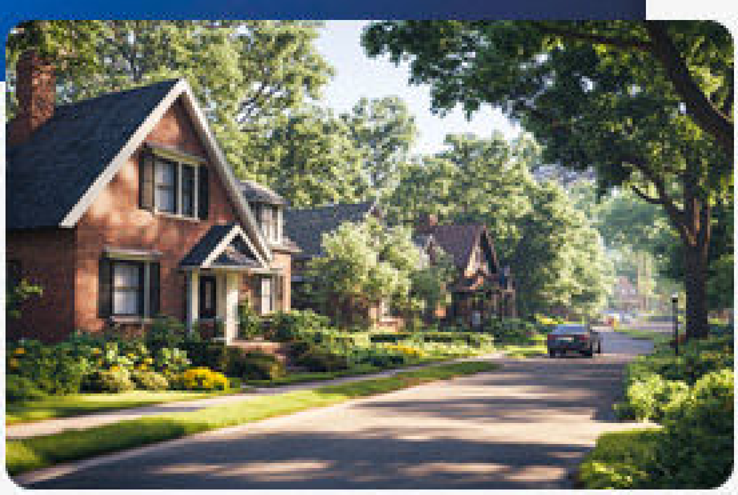
A Smarter Path to Long-Term Success

Why Partner with Encore?

Financing a Build-for-Rent community requires more than just capital. It requires a lender who understands your strategy and provides solutions that align with your long-term goals. Encore Finance specializes in helping BFR investors scale efficiently, offering:

- **Investor-Focused Expertise:** We work exclusively with real estate investors and understand the unique challenges of Build-for-Rent projects.
- **Speed & Reliability:** Our streamlined approval process and structured loan programs eliminate unnecessary delays, so you can move quickly on opportunities.
- **Strategic Financing Solutions:** From acquisition and lease-up to long-term stabilization, our approach ensures you have the capital you need at every phase of your investment.
- **A Relationship-Driven Approach:** We're not just a lender; we're a partner committed to helping you grow.

Contact us today to explore your financing options with Encore Finance



If you're planning your next BFR project and want a financing partner who understands your strategy, let's talk.

About Encore Finance

Encore Finance is a private lender serving experienced real estate investors. Founded by long-time industry veterans, Encore's mission is to help real estate investors grow their businesses quickly and sustainably. Our focus is on building long-term relationships with borrowers through trust, integrity and flawless execution.

Visit our website today for more information.