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Cap Pointe, Greystone Arrange $104M Muni Bond Financing for Section 8 Portfolio

Cap Pointe Advisors LLC, a Los Angeles–based boutique real estate investment banking and advisory firm, and Greystone announced Greystone Capital Advisors LLC, together with its affiliate Greystone CARE Broker Inc., served as exclusive co-advisors to SoLa Impact Opportunity Zone Fund, LP in connection with the closing of a $104,475,000 municipal bond financing secured by 14 affordable multifamily properties throughout Los Angeles County. The portfolio collateral includes newly constructed and renovated apartment communities completed between 2022 and 2025, principally occupied by tenants holding Section 8 Housing Choice Vouchers.

The transaction team was co-led by Cap Pointe's Eliav Dan, founder & managing principal; and directors Jarod King and S. Ross Moore alongside Greystone Capital Advisors' Drew Fletcher, president, Matthew Zisler, senior managing director, and Willis Russell, VP.

"We are proud to have advised SoLa on this novel financing approach utilizing the public muni bond markets as a financing vehicle for affordable housing liquidity," said Dan. "This transaction represents the first publicly rated, federally taxable and state tax-exempt municipal bond financing secured by Section 8 affordable housing assets."

Wells Fargo Securities served as bond underwriter. The California Municipal Finance Authority served as the bond issuer, and Greystone Servicing Company LLC will serve as master servicer for the portfolio.