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HALL STRUCTURED FINANCE PROVIDES $29 MILLION CONSTRUCTION LOAN FOR LINEAGE CORAL GATE APARTMENTS IN MIAMI, FLORIDA



Rendering courtesy of Habitus Capital

DALLAS, TEXAS – November 11, 2026 – Dallas-based private lender HALL Structured Finance (HSF) announced today the closing of a $29.4 million first mortgage construction loan for a new Class A multifamily development in Miami, Florida. The borrower is Habitus Capital.

The 61-unit residential community, which is being branded as LINEAGE Coral Gate, will offer one-, two-, and three-bedroom apartments featuring quartz countertops, wood cabinetry, and in-unit washers and dryers. Planned amenities include a rooftop pool and grilling area, fitness center, leasing office, and storage units.

LINEAGE Coral Gate is located in Miami's Coral Gate neighborhood along the Coral Way corridor, minutes from Coral Gables, Coconut Grove and Brickell. The infill location offers access to dining, retail, public transportation, and major employment centers.

“LINEAGE extends Habitus Capital’s residential development platform into Class A multifamily, and we’re proud to back the firm as it expands into the asset class,” said Travis Bell, loan originator and loan officer at HALL Structured Finance. “The project sits on a well-located infill site between Coral Gables and Brickell, in one of Miami’s tightest rental submarkets. We structured a construction loan that positions Habitus to deliver a high-quality boutique community in a market with strong demand for larger-format units and modernized amenities.”

Founded in 2020, Habitus Capital is a Miami-based real estate investment and asset management firm with experience in hospitality and residential townhome projects.

“LINEAGE was designed for the people who live and work in this part of Miami: locals who want a quality place to call home without losing hours in traffic every week,” said Pablo Ramos, Managing Partner, Habitus Capital. “We believe the best housing puts people close to their jobs, their schools and their daily lives, and that’s what LINEAGE is built to offer. HALL Structured Finance shared that vision and has been the right partner to bring it to life.”

Ballast Construction is the general contractor, Modis Architects is the project architect, and Left Angle Partnership is the interior design firm.

About HALL Structured Finance

HALL Structured Finance is a 30-year-old value-add, direct private lender that provides first mortgage debt capital for new construction, adaptive reuse, and major asset repositioning for commercial real estate projects located throughout the United States. HALL Structured Finance has historically focused on providing multifamily, hotel, and office loans. For more information, visit www.hallstructuredfinance.com.

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