

Lending Products



Predevelopment



Acquisition



Construction



Mini-Permanent

Purpose

To pay due diligence expenses, deposits, and other predevelopment costs

To pay purchase price and closing costs for property acquisition

To pay hard and soft construction costs of new construction or renovation projects

To provide longer-term loans for projects requiring stabilization or interim financing

Project Type

Rental housing; for-sale housing; community facilities; commercial and mixed-use projects

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Loan Amount

Up to \$1,500,000

Up to \$8,000,000

Up to \$8,000,000

Up to \$8,000,000

Interest Rate

5-7% Fixed

5-7% Fixed

5-7% Fixed

5-8% Fixed

Term

Up to 2 Years

Up to 3 Years

Up to 3 Years

Up to 7 Years

Repayment

Interest-only
Payable monthly

Interest-only
Payable monthly

Interest-only
Payable monthly

Amortizing payments based on period of up to 25 years depending on project type
Payable monthly

Loan Fees

Up to 1.5% of loan amount plus legal fees

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Collateral

Flexible; generally secured

Real estate collateral with LTV of up to 90%

Real estate collateral with LTV of up to 90%

Real estate collateral with LTV of up to 90%

Terms subject to change. All loans are subject to underwriting and credit approval.
For more information on LISC's loan products: www.lisc.org • lending@lisc.org

Lending Products



Permanent



Bridge



Working Capital

Purpose

To provide long-term, fully amortizing financing

To bridge the timing gap between project or program costs and receipt of cash from committed or anticipated sources

To provide flexible capital to meet organizational cash flow needs or pay project-based expenses

Project Type

Rental housing; health centers; charter school facilities; nonprofit

Rental housing; for-sale housing; community facilities; commercial and mixed-use projects

Rental housing; for-sale housing; community facilities; commercial and mixed-use projects

Loan Amount

Up to \$8,000,000

Up to \$5,000,000

Up to \$3,000,000

Interest Rate

6-8% Fixed

5-7% Fixed

5-7% Fixed

Term

Up to 25 years

Up to 3 Years

Up to 2 Years

Repayment

Amortizing payments based on a period of up to 30 years
Payable monthly

Interest-only
Payable monthly

Interest-only
Payable monthly

Loan Fees

Up to 1.5% of loan amount plus legal fees

Up to 1.5% of loan amount plus legal fees

Up to 1.5% of loan amount plus legal fees

Collateral

1st lien on real estate collateral with LTV of up to 90%; additional collateral required for any amount in excess of 80% LTV

Bridged receipts and/or real estate collateral

Flexible; generally secured

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