

LSC NY Community Capital Investments



Lending Products & Project Types

Predevelopment

Acquisition

Construction

Mini-Permanent

	Predevelopment	Acquisition	Construction	Mini-Permanent
PURPOSE	Pay due diligence expenses, deposits and other early state predevelopment costs.	Pay purchase price and closing costs for property acquisition.	Pay hard and soft costs of new construction or renovation projects.	Provide longer term, amortizing loans for projects requiring stabilization and/ or interim financing.
LOAN AMOUNT	\$50,000-\$2,000,000	\$100,000-\$10,000,000	\$100,000-\$10,000,000	\$100,000-\$10,000,000
INTEREST RATE	7.85% Fixed	7.85% Fixed	7.35% Fixed	7.35% Fixed
TERM	Up to 3 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 a period up to 25 years, 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	Up to 1.5% of loan amount plus legal fees
COLLATERAL	Flexible, collateral required for loans above \$500,000	Real Estate Collateral with LTV of up to 85%	Real Estate Collateral with LTV of up to 85%	Real Estate Collateral with LTV of up to 85%

Terms subject to change. All loans are subject to underwriting and credit approval.

Lending Products & Project Types

	Permanent	Bridge	Working Capital/ Line of Credit
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.
LOAN AMOUNT	\$500,000-\$10,000,000	\$100,000-\$10,000,000	\$100,000-\$3,000,000
INTEREST RATE	7.35% Fixed	7.35% Fixed	7.85% Fixed
TERM	Typically up to 15 Years, longer on an exception basis	Up to 3 Years	Working Capital LOC: Up to 2 Years Project-based LOC: Up to 3 Years
REPAYMENT	Fully amortizing payments 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
COLLATREAL	1 st 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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Small Business Lending Products

Acquisition/ Leasehold Improvements/ FF&E Loans

Permanent Working Capital

Maker Space Loans

Commercial Real Estate Loans

PURPOSE	Acquisition; expansion; working capital; equipment; leasehold improvements	Working capital	Acquisition; construction	Acquisition; construction
PROJECT TYPE	Commercial & small business	Commercial & small business	Commercial & mixed used	Commercial & mixed used
LOAN AMOUNT	\$100,000-\$500,000	\$100,000-\$500,000	\$500,000-\$3,000,000	\$500,000-\$5,000,000
INTEREST RATE	7-10% Fixed	7-10% Fixed	7-10% Fixed	7-10% Fixed
TERM	Up to 7 Years	Up to 3 Years	Up to 10 Years	Up to 10 Years
REPAYMENT	Fully amortizing payments for LI loans, loan term cannot exceed remaining term of lease	Fully amortizing payments	Full amortizing payments Longer amortizations permitted	Fully amortizing payments Longer amortizations permitted
LOAN FEES	3% of loan + 3 rd party costs + \$2,500 flat fee	3% of loan + 3 rd party costs + \$2,500 flat fee	3% of loan + 3 rd party costs + legal fees	3% of loan + 3 rd party costs + legal fees

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Contact the Community Capital Investments Team



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