

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	7.85% Fixed	8.20% 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	8.20% Fixed	7.85% 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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Contact the Community Capital Investments Team



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