



# Growing Rural Communities Fund

Rural LISC has developed an innovative new financing tool to provide low-interest loans to qualified commercial real estate projects in rural America. The Growing Rural Communities Fund will finance real estate acquisition and construction costs to spur job creation and economic revitalization in distressed communities.

<b>Loan Types</b>	Construction to mini-perm or mini-perm loans
<b>Eligibility</b>	<ul style="list-style-type: none"> <li>• Eligible borrowers include nonprofits, sole proprietors, LLCs, or corporations</li> <li>• Eligible properties include office, retail, mixed-use*, industrial, health care, education, or other commercial or nonprofit use</li> <li>• Project must be located in the continental U.S. within a low-income, non-metro census tract</li> </ul> <p><small>*At least 20% of property revenue must come from non-residential uses</small></p>
<b>Loan Amount</b>	\$250,000 to \$2 million
<b>Interest Rate</b>	2%, fixed
<b>Term</b>	Seven-year term, up to three years interest-only, then 25-year amortization
<b>Prepayment</b>	10% fixed prepayment penalty for the seven-year term
<b>Loan Fees</b>	No loan fee; legal costs may apply
<b>Collateral</b>	Real estate collateral with 80% maximum loan-to-value
<b>Debt Service Coverage</b>	Minimum 1.10x DSC

**Questions?** Contact Kristin Blum at Rural LISC at [kblum@LISC.org](mailto:kblum@LISC.org) or (617) 899-7301 or your **Rural LISC Field Program Officer**.

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