

Lending Products



Predevelopment

PURPOSE

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

TYPES OF PROJECTS

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

LOAN AMOUNT

\$50,000 - \$1,000,000

INTEREST RATE

6% Fixed

TERM

Up to 2 Years

REPAYMENT

Interest-Only
Payable Monthly

LOAN FEES

0.5% - 1.5% of loan amount plus legal fees

COLLATERAL

Flexible; generally secured

Acquisition

PURPOSE

To pay purchase price and closing costs for property acquisition.

TYPES OF PROJECTS

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

LOAN AMOUNT

\$100,000 - \$5,000,000

INTEREST RATE

6% Fixed

TERM

Up to 3 Years

REPAYMENT

Interest-Only
Payable Monthly

LOAN FEES

0.5% - 1.5% of loan amount plus legal fees

COLLATERAL

Real Estate Collateral with LTV of up to 90%

Construction

PURPOSE

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

TYPES OF PROJECTS

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

LOAN AMOUNT

\$100,000 - \$5,000,000

INTEREST RATE

6% Fixed

TERM

Up to 3 Years

REPAYMENT

Interest-Only
Payable Monthly

LOAN FEES

0.5% - 1.5% of loan amount plus legal fees

COLLATERAL

Real Estate Collateral with LTV of up to 90%

Mini-Permanent

PURPOSE

To provide longer-term, amortizing loans for certain projects requiring stabilization and/or interim financing prior to permanent financing.

TYPES OF PROJECTS

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

LOAN AMOUNT

\$100,000 - \$5,000,000

INTEREST RATE

6% Fixed

TERM

Up to 7 Years

REPAYMENT

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

LOAN FEES

0.5% - 1.5% of loan amount plus legal fees

COLLATERAL

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 and details on LISC's loan products, visit our website.

Lending Products



Permanent

PURPOSE

To provide long-term fully amortizing financing.

TYPES OF PROJECTS

Rental housing; health centers; charter school facilities.

LOAN AMOUNT

\$500,000 - \$5,000,000

INTEREST RATE

Fixed at spread over U.S. Treasuries of comparable duration

TERM

Up to 29 Years

REPAYMENT

Fully amortizing payments
Payable Monthly

LOAN FEES

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



Bridge

PURPOSE

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

TYPES OF PROJECTS

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

LOAN AMOUNT

\$100,000 - \$5,000,000

INTEREST RATE

6% Fixed

TERM

Up to 3 Years

REPAYMENT

Interest-Only
Payable Monthly

LOAN FEES

0.5% - 1.5% of loan amount plus legal fees

COLLATERAL

Bridged receipts and/or real estate collateral



Working Capital Line of Credit

PURPOSE

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

TYPES OF PROJECTS

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

LOAN AMOUNT

\$100,000 - \$5,000,000

INTEREST RATE

6% Fixed

TERM

Up to 2 Years

REPAYMENT

Interest-Only
Payable Monthly

LOAN FEES

0.5% - 1.5% of loan amount plus legal fees

COLLATERAL

Flexible; generally secured

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