

# Lending Products



## Predevelopment

### PURPOSE

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

### TYPES OF PROJECTS

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

### LOAN AMOUNT

\$50,000 - \$2,000,000

### INTEREST RATE

4.75% - 7.00% Fixed

### TERM

Up to 3 Years

### REPAYMENT

Interest-Only  
Payable Monthly

### LOAN FEES

Up to 1.5% of loan amount  
plus legal fees

### COLLATERAL

Flexible; collateral required for  
loans above \$500,000



## 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 - \$10,000,000

### INTEREST RATE

4.75% - 7.00% Fixed

### TERM

Up to 3 Years

### REPAYMENT

Interest-Only Payable  
Monthly

### LOAN FEES

Up to 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 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 - \$10,000,000

### INTEREST RATE

4.75% - 7.00% Fixed

### TERM

Up to 3 Years

### REPAYMENT

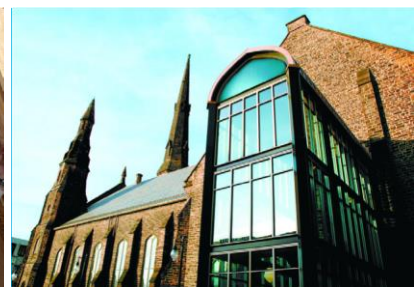
Interest-Only Payable  
Monthly

### LOAN FEES

Up to 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 - \$10,000,000

### INTEREST RATE

4.75% - 7.50% Fixed

### TERM

Up to 7 Years

### REPAYMENT

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

### LOAN FEES

Up to 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 - \$10,000,000

### INTEREST RATE

5.50% - 8.00% Fixed

### TERM

Typically up to 15 Years, longer on an exception basis

### REPAYMENT

Fully amortizing payments Payable Monthly

### LOAN 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



## 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 - \$10,000,000

### INTEREST RATE

4.75% - 7.00% Fixed

### TERM

Up to 3 Years

### REPAYMENT

Interest-Only Payable Monthly

### LOAN FEES

Up to 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 - \$3,000,000

### INTEREST RATE

4.75% - 7.00% Fixed

### TERM

Up to 2 Years

### REPAYMENT

Interest-Only Payable Monthly

### LOAN FEES

Up to 1.5% of loan amount plus legal fees

### COLLATERAL

Flexible; generally secured

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