



# FINANCING SUSTAINABLE COMMUNITIES

Residents and community groups in underserved places know best what will make their neighborhoods thrive. More affordable housing, better schools, lively commercial districts, quality jobs, safer streets—these are things all residents want. The ideas and vision are there, but too often, what's missing is the capital to get these projects realized. That's where LISC lending comes in.

Lending is an essential instrument in our community development toolkit. As one of the largest community development financial institutions (CDFI) in the nation, we work in partnership with local community-based organizations and for-profit developers to finance programs and projects that will have a positive, long-term impact.

## Why Borrow from LISC?

- We bring national and local investment resources to our network of offices whose staff know their communities well. LISC Indianapolis has been working in local communities for more than 30 years and can lend throughout the state of Indiana.
- We are able to provide flexible loan capital in underserved neighborhoods.
- We invest early.
- We have expertise in specialized underwriting for complex projects such as affordable housing, schools, and health care centers.
- We are willing to go to historically risky markets where more traditional lenders may not venture.

## What We Offer:

The work of rebuilding neighborhoods—creating affordable housing, renovating a retail corridor, or constructing a new school, recreation center, or office building—doesn't happen without financing. LISC offers loans and equity products to support a variety of real estate developments, including housing, retail projects, industrial projects, and community facilities such as childcare facilities, cultural centers, and health care facilities. We offer financing in multiple stages of project development — predevelopment, property acquisition, construction, and permanent.

**LISC INDIANAPOLIS**

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## Lending Priorities:

### Housing



LISC finances housing development which creates and preserves affordable housing, including NOAH, LIHTC, workforce and Missing Middle projects - both multifamily and homeownership.

### Commercial Development



LISC finances commercial, mixed-use, and industrial projects with living-wage jobs that restore disinvested land and buildings to productive use.

### Small Business



LISC finances commercial acquisition and construction, FF&E, and leasehold improvements with emphasis on businesses and entrepreneurs led by people of color, women, veterans, immigrants, or located in underserved areas.

## Lending Products:

Fixed Interest Rates, 1% Origination + Legal Fees

Terms are subject to change and underwriting and credit approval process.

### Predevelopment:

Due diligence expenses, deposits, third-party reports

### Acquisition:

Purchase price and closing costs, up to 90% LTV

### Construction:

Hard and soft costs of new construction or renovation

### Mini-Permanent:

Longer-term, amortizing loans for stabilization/interim financing prior to permanent

### Permanent:

Fully amortizing financing up to 15 years

### Bridge:

Bridge timing gaps between project or program costs

