

# Commercial 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

8.25% 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

8.25% 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 85%



## 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

8.25% Fixed

### TERM

Up to 3 Years

### REPAYMENT

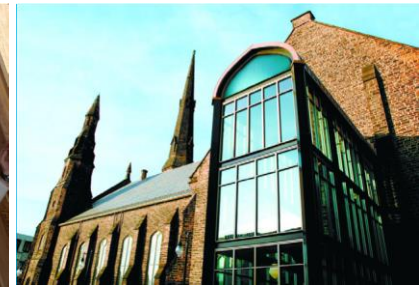
Interest-Only Payable  
 Monthly

### LOAN FEES

Up to 1.5% of loan amount plus legal fees

### COLLATERAL

Real Estate Collateral with LTV of up to 85%



## 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

8.60% 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 85%

Rates as of 01.01.2024. Rates and terms subject to change, please confirm most current pricing with LISC Program Officer. All loans are subject to underwriting and credit approval. For more information and details on LISC's loan products, visit our website.



## 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

8.60% 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 85%; 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

8.25% 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

8.25% Fixed

### TERM

Working Capital LOC: Up to 2 Years  
 Project-based LOC: Up to 3 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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