

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

6.40% 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

6.40% 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

6.40% Fixed

TERM

Up to 3 Years

REPAYMENT

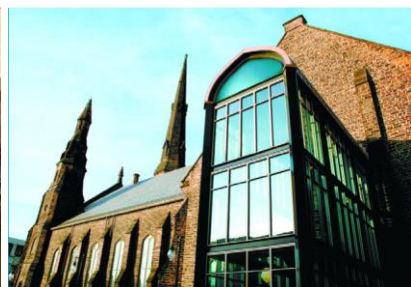
Interest-Only Payable
Monthly

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

6.75% 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%

Rates as of 01.01.2023. 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.

Commercial 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

6.75% 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

6.40% 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

6.40% 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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