

FLORIDA COMMUNITY
 LOAN FUND
 HAS FINANCED THESE
 COMMUNITY HEALTHCARE
 PROJECTS



- Camillus House, Miami
- Central Florida Health Care, Polk-Highlands Counties
- Florida School of Traditional Midwifery, Gainesville
- Lotus Village, Miami
- PACE Center for the Elderly, Richmond VA
- Starting Point Behavioral Healthcare, Nassau County
- Tampa Family Health Centers, Tampa

FINANCING PENDING FOR:

- Evans Center, Melbourne
- Orange Blossom Family Health, Orlando

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CENTRAL FLORIDA HEALTH CARE

Central Florida Health Care is a FQHC, or Federally Qualified Health Center, providing services to 30,000+ annually in rural Florida, primarily migrant workers and low-income individuals. CFHC provides a wide range of services, including pediatric, OB/GYN, dental, and more, regardless of the patient's ability to pay.

With financing through the New Markets Tax Credit (NMTC) Program, Central Florida Health Care purchased 2 additional and renovated 2 existing locations. NMTC financing allowed CFHC to expand quickly to serve 5,000 additional patients annually in Polk and Highlands Counties. FCLF provided \$8.5 million in Federal

\$8.5 MILLION
 TOTAL PROJECT

\$8.5 MILLION FCLF
 NMTC FEDERAL +
\$6.4 MILLION FCLF
 STATE NMTC

4 FACILITIES,
48,000 SQ FT



NMTC allocation for this project and \$6.4 million in State NMTC. The investor is U.S. Bancorp Community Development Corporation.

www.cfhconline.org

STARTING POINT BEHAVIORAL HEALTHCARE

Starting Point Behavioral Healthcare provides mental health and substance abuse treatment, counseling and prevention services throughout Nassau County, from 3 of its own locations and on-site at County and State offices. Founded 18 years ago, Starting Point serves 3,000 clients annually, 80% of whom are low-income. Florida Community Loan Fund provided \$1.6 million in financing to purchase the building that houses administrative offices and a community based health center. The building was previously leased, and savings generated from the acquisition will allow Starting Point to serve an additional 200 clients each year. A 2nd FCLF loan allowed Starting Point to relocate

\$1.8 MILLION
 FINANCING

2 FCLF LOANS

2 BEHAVIORAL
HEALTHCARE
FACILITIES



a drop-in center providing mental health services to very low and low-income residents. A community garden will be included as part of the healing and rehab program.

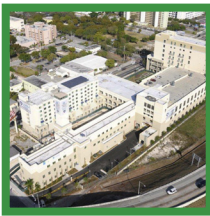
www.spbh.org

FINANCING GUIDELINES

FLORIDA COMMUNITY LOAN FUND

can help finance your community healthcare project through a variety of ways.

Here is an overview of our community development financing and NMTC Programs.



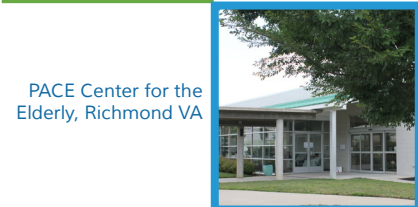
Camillus House, Miami



Lotus Village, Miami



Tampa Family Health Centers, Tampa



PACE Center for the Elderly, Richmond VA

COMMUNITY DEVELOPMENT FINANCING

LOAN SIZE \$3 million ▪ Larger loan sizes may be available through partnerships

LOAN TYPES Acquisition and pre-development ▪ Construction and rehabilitation ▪ Lines of credit ▪ Term and permanent loans ▪ Refinancing in certain situations

COLLATERAL Loans must be secured ▪ Loan-to-value (LTV) will vary based on collateral type, typically 70% to 85%

TERMS Fixed rates 4.25% to 5.75% (lower rates may be available for projects built to certified green standards) ▪ Origination fees typically 0.5% to 1% ▪ No prepayment penalties ▪ 1.15x minimum DSC based on stabilized NOI ▪ No or minimal legal fees on typical transactions ▪ Terms typically 7 to 10 years (limited availability of longer term loans) ▪ Amortizations up to 30 years

TECHNICAL ASSISTANCE Free technical assistance may be available in some cases; FCLF will cover the cost ▪ Technical assistance may be delivered by FCLF staff, Florida Housing Coalition, Capital Access, or others

Financing terms are considered on a case-by-case basis and may be flexible; speak with a Loan Officer.

NEW MARKETS TAX CREDIT PROGRAM

LOAN SIZE \$6 million minimum

LOAN TYPES New or substantial rehabilitation of commercial projects

PROJECT METRICS NMTC qualified distressed census tract ▪ high impact and clear benefits to low-income populations and neighborhoods ▪ construction jobs generated ▪ new permanent jobs generated ▪ some financing commitments already in place

NMTC ADVANTAGES

- Monthly payments are lower than for similar size conventional loans, as a result of interest-only payments.
- Effective rates are often below market for commercial loans of this type.
- The "B" loan is often treated as up-front substitute for a portion of equity required by lenders, resulting in higher LTVs.
- The equity conversion of the "B" loan means that most up-front equity becomes true equity at end of 7-year term.

This is a brief description of the NMTC Program. Speak with an FCLF Loan Officer for details.

EXPERTISE AND CAPITAL TO HELP YOUR PROJECT SUCCEED.



FLORIDA COMMUNITY LOAN FUND provides expertise and capital to make projects successful and help organizations improve lives and communities. We help build strong communities by providing financing and technical expertise for high-impact projects in low-income communities throughout Florida.

Read more success stories on our website, www.fclf.org.

HOUSING

AFFORDABLE ▪ SUPPORTIVE SINGLE & MULTIFAMILY ▪ NEW & PRESERVATION

COMMUNITY FACILITIES

HOMELESS & SPECIAL NEEDS ▪ EDUCATION AND YOUTH ▪ COMMUNITY HEALTHCARE ▪ FOOD ACCESS

ECONOMIC DEVELOPMENT

TECHNOLOGY HUBS ▪ BUSINESS INCUBATORS ▪ CATALYTIC REDEVELOPMENT PROJECTS