

AS OF 6/30/2019
 FCLF HAS FINANCED



151

**community
 facilities**

TOTALING

**2.2 million
 square feet**

CONTACT US

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FLORIDA COMMUNITY LOAN FUND provides flexible financing and expertise designed to benefit communities across Florida, maximizing opportunities for people and places outside the economic mainstream. FCLF supports a wide range of community development projects serving low-income communities and low-income, at-risk and special needs populations wherever they are located.

We offer maximum flexibility to better serve your needs. FCLF can help your project succeed because we are willing to:

- commit early in a project
- structure loan rate and terms to meet cash flow needs of our borrower
- assume a higher risk
- access other conventional and nonprofit lenders

LIVINGSTONE ACADEMY

\$1.4 MILLION FCLF FINANCING
**3 LOANS FOR LAND ACQUISITION,
 CONSTRUCTION, RENOVATION**
**PRIVATE SCHOOLS SERVING SPECIAL
 NEEDS STUDENTS**



Livingstone Academy operates schools in Hillsborough County with services based on each student's individual needs. As the county's largest provider for students with McKay Scholarships, Livingstone serves 300 students, a majority low-income. FCLF financing helped purchase a previously owned building in one location, and renovate another facility into an Autism Center. www.livingstoneschools.org

EVANS CENTER

\$1.5 MILLION TOTAL PROJECT
\$700,000 FCLF FINANCING
6,000 SQ FT FACILITY
FRESH FOODS, HEALTHCARE



This new facility includes a grocery store with fresh produce and meats, a Federally Qualified Health Center operated by Brevard Health Alliance, and community space. The need for access to fresh, healthy foods in this USDA Food Desert was determined by surveys of area residents. Evans Center is located on the site of a former community market operated by the Evans family. www.evanscenter.org

FINANCING FEATURES

LOAN SIZE

- \$5 million maximum
- Larger loan sizes may be available for real estate secured projects through partnerships with other lenders

LOAN TYPES

- Acquisition and pre-development
- Construction and rehabilitation
- Lines of credit
- Term and permanent loans
- Refinancing for the following purposes:
 - take out seller financing;
 - substantial improvement in cash flow to improve the viability of a project;
 - the borrower has been offered a substantially discounted payoff which improves the stability of the project; or
 - FCLF is refinancing a loan that is less than 36 months old.

TERMS

- Fixed rates 4.625% to 6.0%
- Origination fees typically 0.5% to 1%
- 1.30x minimum DSC based on stabilized NOI
- No or minimal legal fees on typical transactions
- Terms up to 10 years with up to 35 year amortizations and no prepayment penalties

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

COLLATERAL

- Loans must be secured
- Loan-to-value (LTV) will vary based on collateral type, typically 70% to 90%

TECHNICAL ASSISTANCE

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

HOUSING

Affordable ▪ Supportive
Single & Multifamily ▪ New & Preservation

COMMUNITY FACILITIES

Homeless & Special Needs ▪ Education & Youth
Community Healthcare ▪ Food Access

ECONOMIC DEVELOPMENT

Technology Hubs ▪ Business Incubators
Catalytic Redevelopment Projects



FLORIDA COMMUNITY LOAN FUND maximizes opportunities for people and places outside the economic mainstream. We provide expertise and capital across Florida to help projects succeed, improve lives, build strong communities, and create high social impact. Read more success stories on our website, www.FCLF.org.

**EXPERTISE AND CAPITAL
TO HELP YOUR
PROJECT SUCCEED.**

