

# COMMUNITY FACILITIES FINANCING

**168**  
**COMMUNITY FACILITIES**



TOTALING  
**2.7 million square feet**

HOMELESS & SPECIAL NEEDS,  
 EDUCATION & YOUTH,  
 HEALTHCARE, FOOD ACCESS,  
 NONPROFIT SERVICES,  
 COMMERCIAL-RETAIL

AT 6.30.2022

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. At FCLF we take the time to understand your organization and project to help ensure your success. FCLF is often able to:

- commit early in a project
- structure terms to meet cash flow needs of borrowers
- assume higher risks in underwriting
- provide free technical assistance from third party providers or FCLF staff

## STARTING POINT BEHAVIORAL HEALTH

**\$2.9 MILLION FCLF FINANCING (6 loans)**  
 ACQUISITION, REHABILITATION LOANS  
 BEHAVIORAL HEALTHCARE SERVICES &  
 ADMINISTRATIVE OFFICES



Starting Point Behavioral Healthcare meets individual needs and addresses community needs in Nassau County. FCLF financing has helped SPBH purchase leased buildings, rehab existing locations, and acquire land for future expansion. Services include psychiatric treatment, mental health counseling, and substance use disorder treatment. An estimated 80% of SPBH patients are low-income.  
[www.spbh.org](http://www.spbh.org)

## TOOTIE'S GROCERY

**\$901,750 FCLF FINANCING (3 loans)**  
 CONSTRUCTION & TERM LOAN  
 COMMUNITY MARKET WITH FRESH FOODS



Tootie's Grocery in East Mims (Brevard County) will provide fresh foods, prepared foods, and other food & beverage items that are not available within 3 miles, and in walking distance for everyone in the community. Tootie's will also be a community hub, with voter registration, space for community planning, and focus on providing jobs for locals that pay above minimum wage. The location on Harry T. Moore Ave. honors the civil rights history of the community.

## CONTACT US

Jim Walker  
 Community Development Loan Officer  
 South & Southeast Florida  
[jwalker@fclf.org](mailto:jwalker@fclf.org) ■ 954.306.9852

Dwayne Rankin  
 Community Development Loan Officer  
 West & Southwest Florida  
[drankin@fclf.org](mailto:drankin@fclf.org) ■ 813.223.7422

Anna Upchurch Pernell  
 Community Development Loan Officer  
 Central & North Florida  
[apernell@fclf.org](mailto:apernell@fclf.org) ■ 407.807.0304

Mike Jones  
 Community Development Loan Officer  
 Central & South Florida  
[mjones@fclf.org](mailto:mjones@fclf.org) ■ 407.543.6208

Nelson Black  
 Chief Lending Officer  
[nblack@fclf.org](mailto:nblack@fclf.org) ■ 813.223.7400

# FINANCING FEATURES

## LOAN SIZE

- \$6.5 million maximum (no minimum loan size)
- Larger loan sizes may be available for real estate secured projects through partnerships with other conventional and nonprofit lenders

## LOAN TYPES

- Acquisition and development
- New construction and rehabilitation
- Lines of credit and guidance lines
- Interest only, mini-perm 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 4.0% to 6.0%
- Commitment fee varies depending on type of loan, typically 0.25% to 1.0%
- 1.20x minimum DSC based on stabilized NOI
- No or minimal legal fees on typical transactions (standard third party closing costs including title insurance for all real estate loans)
- 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 85%

## HOUSING

Affordable ▪ Single & Multifamily Supportive ▪ New & Preservation

## COMMUNITY FACILITIES

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

## ECONOMIC DEVELOPMENT

Catalytic Redevelopment Projects Business Incubators ▪ Technology Hubs



*Pictured: Starting Point Behavioral Healthcare's Mobile Response Team in Nassau County; YMCA of South Florida LA Lee YMCA / Mizell Community Center in Fort Lauderdale*



**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](http://www.FCLF.org).

EXPERTISE AND CAPITAL  
TO HELP YOUR  
PROJECT SUCCEED.

