



# 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 payment which improves the stability of the project or
  - FCLF is refinancing a loan that is less than 36 months old

## TERMS

- Fixed rates 6.75% to 8.00%
- Commitment fee varies depending on type of loan, typically 0.25% to 1.0%
- 1.20x minimum DSC based 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 30 years with up to 35 year amortizations and no prepayment penalties

Financing terms are considered on a case-by-case basis and may be negotiated 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 Housing ▪ Single & Multi-Family  
Supplemental ▪ New & Preservation

## COMMUNITY FACILITIES

Community Healthcare ▪ Education ▪ Youth  
Homeless ▪ Special Needs ▪ Food Security

## ECONOMIC DEVELOPMENT

Catalytic Redevelopment Projects  
Job Creation



*Pictured: The Sharing Center's resource center for families in need; Autism Inspired Academy students and classroom instructor.*

**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.**

