



Where can the right loan take your organization? Wherever your mission leads.

Nonprofits in Wisconsin now have an affordable, flexible and accessible lending resource for real estate and equipment needs. IFF is a nonprofit community development loan fund that has served Illinois nonprofits for over 20 years and has expanded to Wisconsin and the Midwest.

Below-market loans are available to nonprofits serving low-income or special needs populations. IFF's standard loan is a 15-year mortgage for up to \$1.5 million. IFF also makes second position loans with local banks, leasehold mortgages, and loans as small as \$10,000 for equipment or facility repairs.

Since 1990, IFF has made more than 665 loans totaling over \$213 million. Wisconsin nonprofit organizations borrowing from IFF include:

- Hope Lutheran School, Inc.
- Learn the Seas-America, Inc.
- Modjeska Theater Project
- Seeds of Health, Inc.
- Southeastern Youth & Family Services
- St. Catherine Residence
- Stepping Stones Child Development Center, Inc.
- Wisconsin Regional Training Partnership
- United Methodist Children's Services Townhomes

"IFF's reasonable rates have freed up our operations budget, which is passed directly on to educating the kids in our schools. Add to that the efficiency and quality of the work its staff delivers, and IFF has already proved an indispensable partner that is helping Seeds of Health achieve its growth goals."

Marcia Spector, Executive Director, and Joe Wikrent, Director of Finance
Seeds of Health, Inc.

Loan Features and Benefits

- Financing from \$10,000 to \$1.5 million per project
- Terms to 15 years
- Below-market rates, with no rate variance based on risk
- No points and no application, processing or prepayment fees on most loan products
- Financing for up to 95% of total project costs (not appraised value)
- Financing for leasehold improvements
- Second position loans

Types of Financing

- Land or building acquisition
- Renovation and new construction
- Facility maintenance or repairs (leased or owned)
- Equipment, furnishings, service-oriented vehicles
- Affordable housing

Sectors Served

- Early childhood care and education
- Multi-service agencies
- Education (charter, choice and private schools)
- Health care (FQHCs, CHCs)
- Youth, adult, senior services
- Special needs providers
- Affordable and supportive housing
- Community development
- Arts and culture
- Faith-based

Contact **Wisconsin Director Lanie Wasserman** at 414-248-0673 or lwasserman@iff.org to discuss a project, learn more about IFF's affordable loan program, or compare rates and terms.

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