

Acquisition & Predevelopment Loans

Creative financing for mission driven projects with loans up to 90-125% loan-to-value and no prepayment fees

Key Loan Terms & Features*			
Loan Purpose	Acquisition and pre-development of real estate to develop mission aligned projects including, but not limited to, healthcare facilities, education facilities, housing, commercial, and mixed-use developments.		
Eligible Borrowers	For-profits & non-profits with preference for projects in our core geographies. Loans are full recourse to borrowers, sponsors and beneficial owners.		
Loan Amount	<table border="1"> <tr> <td>Non-operating properties: \$500,000 to \$15,000,000</td> <td>Operating properties: \$500,000-\$20,000,000</td> </tr> </table>	Non-operating properties: \$500,000 to \$15,000,000	Operating properties: \$500,000-\$20,000,000
Non-operating properties: \$500,000 to \$15,000,000	Operating properties: \$500,000-\$20,000,000		
Term	Up to 3 years plus up to two 1-year extensions (5 -years total) for non-operating properties. Up to 10 years for operating properties.		
Interest Rate	Fixed based on Treasury rate corresponding to loan term + 4 - 5% spread for loans with no draws. Floating based on 30-day SOFR + 3.5 - 4.5% for loans with draws. Lower rates depending on eligibility and availability of special funding sources.		
Payments	Interest only for most loans. Operating properties may require amortization, up to 25-30 years.		
Prepayment Fees	No prepayment fee for terms of 3 years or less. Prepayment fees reduce over time.		
Fees	Origination: 1-1.5% of the Loan Amount (includes 0.25% underwriting fee), Legal: typically \$30,000-35,000, but varies depending on deal complexity Disbursement Management: 0.25% for loans with multiple draws		
Collateral	Typically includes, but is not limited to the following: : <ul style="list-style-type: none"> • 1st position on: Property; all business assets; collateral assignment of all management, service contracts and documents (where applicable); and collateral assignment of rents and leases (where applicable). • 2nd lien position may be considered on a case by case basis. 		
Equity Requirement	5-10% including subordinate debt, grants, federal or state subsidy, and pre-incurred costs		
Debt Service Coverage Ratio	(For operating properties only) 1.15-1.35x depending on project type		
Timing	60–90 day closings are possible from receipt of the underwriting fee. Timing may vary based on due diligence required and the borrower’s response time.		

* Terms on this fact sheet are indicative; however, all terms may vary depending on deal specifics.

Our Full Suite of Loan Offerings

Our team goes above and beyond to get complex deals done so that our borrowers can create impact for their communities. Our loan types include:



ACQUISITION LOANS
to purchase land and buildings



BRIDGE LOANS
to bridge grant funding or tax-credit equity investment



CONSTRUCTION LOANS
to finance from-the-ground-up construction and renovation projects



WORKING CAPITAL LOANS
to finance operating cash flow needs



PRE-DEVELOPMENT LOANS
for feasibility planning, architectural drawings, and other early needs



TENANT IMPROVEMENT LOANS
to finance renovation at a leased facility



NEW MARKET TAX CREDITS
to incentivize community development



EQUIPMENT LOANS
to purchase equipment

Interested in learning more? Please contact us in your region:

Eric Relos - CA

510.712.9021 | erelos@capitalimpact.org

Damon Hodge - MI

313.230.1198 | dhodge@capitalimpact.org

Sydnee Freeman - TX, FL, GA

512.957.9023 | sfreeman@capitalimpact.org

Seth Whetzel - NY, CT, NJ

703.647.2323 | swhetzel@capitalimpact.org

Ryan Guyton - National

510.597.2057 | rguyton@capitalimpact.org

Faith Ohai - DC, MD, VA

571.385.2710 | fohai@capitalimpact.org

The Momentus Capital Family of Organizations

The Momentus Capital branded family of organizations is dedicated to ensuring local leaders have equitable access to the capital and opportunities they deserve. Rooted in social mission, we support locally led solutions through our continuum of lending, impact investments, training

programs, technology platforms, investment banking, and transaction advisory services.* Leveraging 80+ years of combined experience, we are transforming how the financial sector can help communities build health & generational wealth. Learn more at momentuscap.org

**momentus
capital.**

IC
CAPITAL IMPACT
PARTNERS

CDC
Small Business Finance

Ventures
LENDING TECHNOLOGIES

**MOMENTUS
SECURITIES**

*Investment banking and transaction advisory services provided by Momentus Securities, a Finra-member broker/dealer.

momentuscap.org