



CAPITAL IMPACT
PARTNERS
part of the **momentus capital** family.



Connecting Developers of Color To Capital

National Diversity in Development Loan Product

In an effort to support a more diverse pool of local real estate developers, Capital Impact Partners offers its national Diversity in Development (DiD) loan product in all of its core geographies.

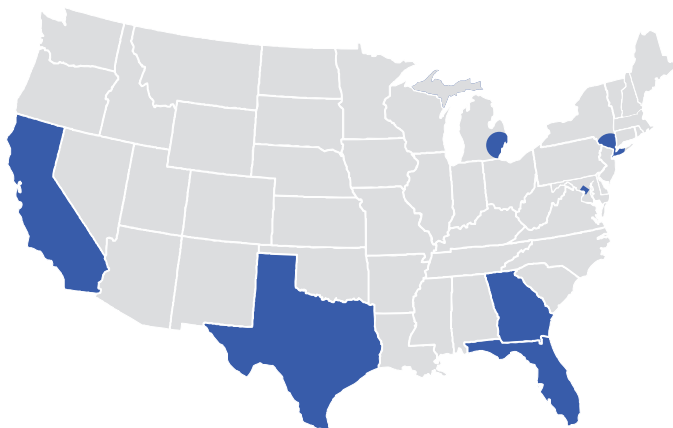
This loan product is a tool to increase Capital Impact's long-time commitment to equitable development and

inclusive growth to support developers of color by deploying low-cost and flexible financing.

Capital Impact Partners' goal is to clear pathways to success for developers of color who face barriers to entering the real estate industry due to lack of capital, equity, and experience as a result of structural racism and disinvestment over the course of generations.

Advantages of borrowing through Capital Impact Partners:

- ▶ **Capital Impact Partners is Experienced and Flexible.** Capital Impact Partners has extensive experience investing more than \$200 million into projects including multifamily affordable and workforce housing, health care facilities, healthy food businesses, and education facilities.
- ▶ **Capital Impact Partners supports and understands developers of color.** Through the DiD loan product, Capital Impact offers flexible low-cost capital with companion grants specifically designed to support local developers of color.



Key Loan Terms & Features	
Loan Purpose:	Predevelopment & acquisition for housing projects. Refinancing of existing debt will be considered on a case-by-case basis
Eligible Borrowers:	Developers of color, with projects in the core geographies that include: <ul style="list-style-type: none"> • At least 5 residential units with at least 20% of units affordable to households earning up to 80% Median Family Income (MFI); *Note: Preference given to participants in Capital Impact Partners diverse developer programs
Loan Amount:	\$500,000 to \$10 million
Term:	Up to 5 Years
Payments:	Interest only for most loans (some amortization may be required on a case-by-case basis)
Interest Rate:	1 to 5-year Treasury interest rate + 4.5% spread; limited funding available for 6% interest
Fees:	1.25% origination fee
Collateral:	Real estate secured and unsecured (\$5 million maximum) options available
Loan-to-Cost (LTC) or Loan-to-Value (LTV):	Predevelopment loans up to 90% LTC Acquisition loans up to 100% LTV Predevelopment + acquisition loans up to 125% LTV
Sponsor Equity:	Minimum equity contribution of 5%
Guarantees:	Personal guarantees required from those with at least 20% ownership interest in for-profit borrowers. No minimum liquidity covenant required

Capital Impact Partners Core Geographies:

- ▶ California
- ▶ Detroit Metro Area
- ▶ Georgia
- ▶ Florida
- ▶ New York Metro Area
- ▶ Texas
- ▶ Washington Metro Area

We invite you to apply for a loan through Capital Impact Partners

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