

Mini-Permanent Loans

Creative financing with up to 90% loan-to-value for mission driven projects

Key Loan Terms & Features*	
Loan Purpose	Permanent financing 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
Loan Amount	\$500,000 to \$20,000,000
Term	Up to 10 years
Amortization	Up to 25-30 years
Interest Rate	Treasury rate corresponding to loan term + 4 - 5% spread
Payments	Principal & interest.
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
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; 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% N/A for refinancing loans or acquisition loans where the appraised value exceeds the purchase price.
Loan to Value	90% typically; 80% for commercial-only real estate
Debt Service Coverage Ratio	1.15-1.35x depending on project type
Timing	75–90 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

Kelly Bougere - MI

646.989.1103 | kbougere@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 Momentum Capital Family of Organizations

The Momentum Capital branded family of organizations is dedicated to ensuring all people have equitable access to the capital and opportunities they deserve. Rooted in social mission, we support locally led solutions through our continuum of capital, including 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 momentumcap.org



*Investment banking & transaction advisory services provided by Momentum Securities, an SEC-registered broker-dealer, MSRB-registered, & a FINRA/SIPC member.