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Private Capital Raised by IFF's Investor Consortium Reaches Nearly \$200 Million
Popular Investment Vehicle Supports Growth, Stability of Midwest Nonprofit Lender

Chicago, IL—Midwest nonprofit lender IFF's closing of a \$20 million collateral trust note this month boosts the amount of private capital it has raised through its Investor Consortium to nearly \$200 million since 2004. The sale marks the second offering this year for IFF, which previously issued a \$17 million note in May.

Thirteen financial institutions participated in the August note sale: BMO Harris; Byline Bank; Evergreen Bank Group; First Midwest Bank; First Savings Bank of Hegewisch; MB Financial; Mission Investment Fund, part of the Evangelical Lutheran Church of America; Northern Trust; RBS Citizens; The PrivateBank; PNC; Town Bank; and US Bank. The note included real estate loans to nonprofit health and human service providers, charter schools, and housing developers in Illinois, Iowa, Michigan, Missouri, Wisconsin, and Ohio.

"Approaching this milestone confirms the success of our Investor Consortium," IFF CEO Joe Neri said. "Financial institutions get to make a fully secured investment in a diverse pool of loans that benefit low-income communities, and nonprofits that serve vulnerable populations in these communities get access to the affordable, long-term capital they need to grow and invest in their facilities. It's a win-win for everyone involved."

The long-term funds provided by the Investor Consortium have become the primary source of debt capital for IFF, supporting the nonprofit lender's growth throughout the Midwest and its strong financial position. IFF remains one of the few mission-driven lenders nationally to maintain a top-level AERIS® AAA+1 rating for its financial performance and impact.

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About IFF

IFF is a mission-driven lender, real estate consultant, and developer that helps communities thrive by creating opportunities for low-income populations and individuals with disabilities. From child care to senior housing, IFF works closely with clients from every sector, offering affordable, flexible financing; full-scale real estate consulting; and community development services. Since 1988, we have made over \$536 million in loans, leveraged \$1.9 billion in community investments, and grown our total managed assets to \$371 million.

Strengthening nonprofits
and the communities they serve.

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