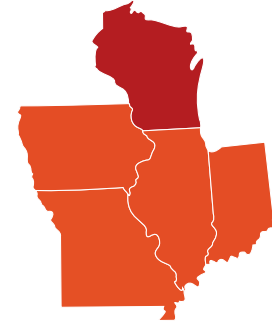




Nonprofit financial and real estate resources
Where nonprofits come first.
Illinois • Indiana • Iowa • Missouri • Wisconsin

Supporting Wisconsin nonprofits through affordable, flexible financing for real estate and equipment needs.



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

IFF has worked with agencies across Wisconsin, including:

- Center for Veterans Issues
- Community Advocates, Inc.
- Heartland Housing, Inc.
- Hope Lutheran School, Inc.
- Housing Resources, Inc.
- Independent Living
- La Causa
- Lutheran Social Services of Wisconsin and Upper Michigan
- Milwaukee Renaissance Academy
- The Parenting Network
- Planning Council for Health and Human Services
- River Revitalization Foundation
- St. Catherine Residence
- Seeds of Health, Inc.
- Southeastern Youth & Family Services
- Stepping Stones Child Development Center
- United Methodist Children’s Services Townhomes
- Veterans Manor, LLC
- Volunteers of America-Wisconsin
- Walker’s Point Center for the Arts
- Wisconsin Regional Training Partnership



“This project could not have gone forward without IFF’s unique understanding of how nonprofits are financed and how we pursue our mission.”
Joe Volk, Executive Director
Community Advocates, Inc., Milwaukee



“IFF’s understanding of nonprofit needs and knowledge of our neighborhood and city was a huge factor in making our long held dream of ownership a reality.”
Gary Tuma, Executive Director
Walkers Point Center for the Arts, Milwaukee

Contact IFF to discuss a project, learn more about IFF’s affordable loan program, or compare rates and terms.

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One North LaSalle Street
 Suite 700
 Chicago, IL 60602

920 South Spring Street
 Suite 2400
 Springfield, IL 62704

911 Washington Avenue
 Suite 203
 St. Louis, MO 63101

215 North Water Street
 Suite 225
 Milwaukee, WI 53202

IFF Loan Program Impact ⁽¹⁾

as of December 31, 2009

Total number of loans	773
Total loan volume	\$269.7 million
Total project costs	\$718.3 million
Renovated/constructed space (sq ft)	10.1 million
Cost savings for borrowers ⁽²⁾	\$16.8 million
Jobs created/maintained (FTE)	39,089

Community Impact ⁽³⁾

Child Care

Number of loans	131 loans
Loan volume	\$34.3 million
Child care slots created	4,619
Renovated/constructed space (sq ft)	818,107

Charter Schools

Number of loans	75 loans
Loan volume	\$40 million
Student slots created	17,645
Renovated/constructed space (sq ft)	2.1 million
Total credit enhancement grants	\$10.7 million
Total credit enhancement amount leveraged	\$148 million

Health Care

Number of loans	56 loans
Loan volume	\$24.6 million
New patients/visits	134,266
Renovated/constructed space (sq ft)	648,755

Housing ⁽⁴⁾

Number of loans	116 loans
Loan volume	\$36 million
Units created	1,194
Beds created	759
Renovated/constructed space (sq ft)	814,255

(1) Cumulative since 1990

(2) Transaction fees and first year interest

(3) Impact based on created units

(4) Includes both affordable and supportive/special needs housing

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*

* Loan features and benefits for affordable housing loans may differ from those described above.

Sectors Served

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

Founded in 1988, IFF is a nonprofit community development financial institution (CDFI) committed to strengthening nonprofits and their communities through affordable financing, real estate consulting, research, and public policy.

It serves nonprofits in Illinois, Indiana, Iowa, Missouri, and Wisconsin.

To learn more about IFF, visit iff.org.