

Loan Program Overview

Nonprofits have relied on IFF to finance the facilities critical to their mission for over 25 years. Our team is committed to finding solutions that will help you grow and strengthen your financial health. With our affordable, flexible, and long-term loans, we support your mission of serving low-income populations and individuals with disabilities across the Midwest.

For more information, contact the IFF office closest to you or call 866 629 0060.

Standard Loan Products		
	Uses	Features
Facility loan	Capital projects, including: <ul style="list-style-type: none"> • Acquisition • Construction • Renovation/rehabilitation • Leasehold improvements Refinancing to expand programs	<ul style="list-style-type: none"> • Loan amount: \$10,000 to \$2 million • Terms: 5 to 15 years
Facility improvement loan	Maintenance and improvements such as: <ul style="list-style-type: none"> • Roof repair • New windows • Building/ADA code repairs • HVAC system 	<ul style="list-style-type: none"> • Loan amount: \$10,000 to \$2 million • Terms: 5 to 15 years
Equipment and vehicle loan	Equipment purchases such as: <ul style="list-style-type: none"> • Computer hardware and software • Furnishings • Medical equipment • Service-oriented vehicles 	<ul style="list-style-type: none"> • Loan amount: \$10,000 to \$2 million • Terms: 5 to 10 years
Special Financing Products		
	Uses	Features
Affordable housing loan	Affordable rental housing	Loan amounts: <ul style="list-style-type: none"> • Predevelopment up to \$500,000 • Construction up to \$2 million • Permanent up to \$2 million
Credit enhancement program	Charter school facilities, including: <ul style="list-style-type: none"> • Acquisition • Construction • Renovation/rehabilitation 	<ul style="list-style-type: none"> • Debt reserve up to 10% • Can be used with bank financing and bonds
New markets tax credits	<ul style="list-style-type: none"> • Capital projects • Leveraged loans • Bridge loans 	<ul style="list-style-type: none"> • Allocation amount: Up to \$10 million • Loan amount: Up to \$2 million

Bringing innovative financial solutions to your community

In 2014, Carondelet Leadership Academy in St. Louis, MO, borrowed nearly \$726,000 from IFF to renovate a kindergarten center and create more space for 55 new students. Previously, in 2010, IFF loaned \$1.3 million to the school for leasehold improvements, including a \$250,000 loan to bridge state historic tax credits.



Carondelet Leadership Academy
St. Louis, MO

As part of an effort to revitalize downtown Waukegan, IL, Artspace Projects Inc. borrowed \$655,000 from IFF in 2011 to help renovate the historic Karcher Hotel and save it from demolition. Now called Karcher Artspace Lofts, all 36 units in the building were leased to low-income artists and their families within three months of opening.



Karcher Artspace Lofts
Waukegan, IL

IFF financed over \$7 million in loans to six nonprofits in Milwaukee's Walker's Point. Our loan to CORE/El Centro for leasehold improvements in the Clock Shadow Building allows the holistic health center to serve an additional 1,000 patients annually. Other projects include Next Act Theatre, RadioMilwaukee, and Seeds of Health.



Walker's Point
Milwaukee, WI

Ready for your next capital project? Contact the IFF office closest to you.

Headquarters

333 S. Wabash Ave.
Suite 2800
Chicago, IL 60604

312 629 0060

Columbus, OH

614 484 1811

Milwaukee, WI

414 563 1100

Detroit, MI

313 309 7825

Minneapolis, MN

612 814 0310

Indianapolis, IN

317 454 8530

St. Louis, MO

314 588 8840



Sharing a mission of change



IFF is an equal opportunity provider.

