

## Where can the right loan take your organization? Wherever your mission leads.

**Nonprofits in Iowa now have an affordable, flexible and accessible lending resource for real estate and equipment needs. The IFF is a nonprofit community development loan fund that has served Illinois nonprofits for 20 years, and has expanded to Iowa and the Midwest.**

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

Since 1990, IFF has made more than 665 loans totaling over \$213 million. Iowa nonprofit organizations borrowing from IFF include:

- Bethany for Children & Families
- Big Brothers Big Sisters of the Mississippi Valley
- Center for Alcohol and Drug Services
- Davenport Family Homes, Ltd.
- Family Resources

***“The IFF is an important addition to the Iowa nonprofit community. Affordable and flexible IFF loan products give nonprofits more options for financing real estate and equipment projects. At Bethany, our banker and board fully supported seeking IFF financing. The assistance provided throughout loan application, approval and closing was outstanding.”***

Dr. William Steinhauser, President and CEO  
Bethany for Children and Families

### 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

### Sectors Served

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

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

### IFF

920 S. Spring Street, Suite 2400  
Springfield, Illinois 62704

### Craig Staley

Central Region Director of Lending  
Direct 217 523 4435  
Toll free 866 629 0060  
[iff.org](http://iff.org)