



A floor plan for tomorrow

Delivering real estate services from early planning through ribbon cutting



Sharing a mission of change



Mission-driven real estate expertise and resources for growing nonprofits

Through all stages of a real estate project, our team ensures every decision reflects your best interest. We tenaciously seek the best possible outcomes for you and your community. And, as a nonprofit, we know the competing priorities you balance.

Each day you and your nonprofit face difficult challenges. With IFF, you can expect an advocate for your mission and bottom line. Our team of over 20 real estate professionals is adept at meeting the needs of nonprofits and their facilities projects, both big and small.

With staff trained in disciplines from architecture and engineering to business management and brokerage, IFF has the experience and background to successfully manage your project from early planning to ribbon cutting. Our team members bring an expertise that reflects completion of over 600

projects for nonprofits as well as state and local governments across the Midwest. And as a nonprofit organization, we understand your financial constraints and limited resources.

Clients choose IFF for a variety of real estate needs. Some are looking for assistance with deciding if they should lease or buy, or they want a professional to help them manage their acquisition and construction process. In their search for buildings and negotiations for a new site, we have guided hundreds of nonprofits. We help develop capital improvement plans, especially at times of growth.

Plan



- Define space needs and market options
- Conduct cost-benefit analysis and recommend strategy and timeline

Secure



- Locate and compare properties
- Manage project from due diligence through financing and closing

Design



- Assist owner with hiring design team
- Advise owner on design and budget, including value engineering

Other nonprofits need consulting because someone wants to donate property to them, or the people they serve are no longer in the area and they plan to move where their clientele is located. Nonprofits also trust us to help with financing, such as finding new markets tax credits or multiple sources of funding.

We work broadly across the nonprofit sector and have deep expertise in areas including charter schools, child care, community development, health care, housing, and human services. As we learn more about your business, we tailor our consulting services to your specific needs.

IFF also proactively collaborates with municipalities, foundations, and state and local governments on broader community strategies. In 2011, we embarked on a new endeavor when we rehabilitated and conveyed properties in the Chicago area under a program to transform distressed properties into affordable, quality homes. To guide the work, IFF coordinates with the West Cook County Housing Collaborative, a joint effort among five suburban communities.

By focusing on your mission and success, our relationships with customers become opportunities to transform communities. We make nonprofits our business so you and your team can concentrate on who needs your attention most: your clients.

How IFF can help

As a nonprofit, IFF recognizes the value of your real estate projects staying on time and on budget. Call us when you are:

- Adding or growing programs
- Unsure about what you need or can afford
- Looking for new space or property
- Considering a move or capital project
- About to hire an architect or contractor
- Deciding whether to lease or buy
- In need of a maintenance plan and budget
- In need of a capital improvement plan
- Reaching the end of your lease
- Looking to save on your utility costs



Build



- Manage scheduling and budget issues
- Provide on-site project oversight, quality assurance, and cost management

Maintain



- Develop facility budget and priorities
- Analyze building portfolio against program needs

Conserve



- Identify energy-efficient improvements
- Oversee LEED® green building certification process

Building on a foundation of success

In 2011, the Black Ensemble Theater Cultural Center opened in Chicago with a 299-seat main stage, 150-seat studio theater, rehearsal studios, classrooms, and music rooms. As project manager and owner's representative, IFF oversaw the entire project, including value engineering efforts to reduce costs without compromising quality and functionality.



Black Ensemble Theater
Chicago, IL

One Hope United's Aurora Early Learning Center serves nearly 200 children in a community named as a high-need area by an IFF study. In 2011, IFF assisted the city of Aurora with selecting a site, finding a provider, and packaging financing. IFF managed the \$5.5 million project through completion, including LEED® certification.



One Hope United's Aurora Early Learning Center
Aurora, IL

School District of New Berlin closed an under-enrolled school based on the strategic facilities plan provided by IFF, saving over \$3.5 million in needed renovations and up to \$500,000 per year in maintenance costs. A year later in 2012, IFF created five-year budget plans for each building, including recommendations for energy-efficient improvements to maximize long-term savings.



School District of New Berlin
New Berlin, WI

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

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