



Students and parents walk into the Marygrove Early Education Center for the first day of school (photo by Darrel Ellis, courtesy of The Kresge Foundation).

With IFF, change begins where you are now

Partnering with nonprofits to create thriving communities is at the heart of everything we do. Our Real Estate Solutions team provides nonprofits of all sizes with the support and expertise needed to take facility projects in the Midwest from concept to reality.

We know that every situation is unique, and we take the time to understand each nonprofit’s vision and goals. Doing so enables us to serve as trusted advisors to nonprofits leaders to help them make real estate and construction decisions that maximize efficiency and impact. Whether the organization is seeking to optimize its space, build its financial assets, or deliver more impactful services, among other examples, our real estate team meets you where you are and helps define a facility goal and strategy to move the project forward.

Here are some of our areas of expertise:

Feasibility assessment	Facility improvements and space planning	Strategic facilities plan
We assess your options to help you strengthen your organization’s financial health and expand the reach of your program’s impact.	Our team addresses and prioritizes deferred maintenance in your existing space, in addition to planning how to make the best of your available space.	We work together to plan for your short- and long-term needs.

Site search and due diligence	Owner’s representative	Technical assistance
In this stage, we assist you in identifying the right property to lease or purchase.	Our team will guide you through the predevelopment and construction process.	IFF’s real estate advisors help you navigate unexpected challenges in all stages of your facility project.

Sectors and States Served

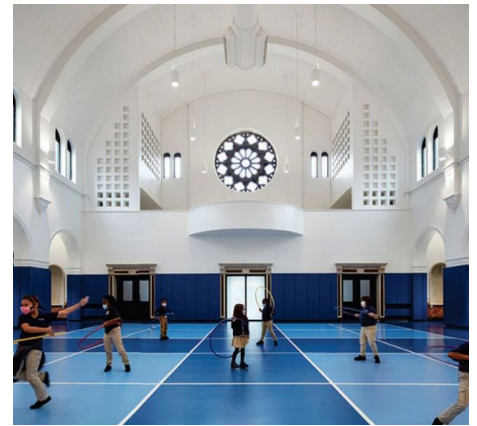
Our clients include human services agencies, supportive housing providers, schools, health clinics, arts and culture organizations, early childhood education providers, and community centers in the Midwest.



Emmanuel Family and Child Development Center
- Kansas City, MO



Birth Detroit
- Detroit, MI



Great Lakes Academy
- Chicago, IL

“It was difficult to get people to come and work in an old building that constantly had to be patched up. Now, I’m able to attract certified teachers because of our facility. That means the kids are getting high-level education and good quality experience that gets them ready for kindergarten. It’s been really amazing!”

- Deborah Mann, founder and executive director of Emmanuel Family and Child Development Center

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

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