

Loan Program Overview



The Detroit Public Theatre used an IFF loan to renovate a building to use as a performing arts space.

Flexible Lending Options to Fit Your Organization's Needs

For more than 30 years, we've specialized in flexible lending products and creative real estate solutions that help nonprofits in the Midwest plan for, finance, and build facilities that enhance their work and strengthen their communities. Whether it's an acquisition loan, renovation or new construction, our loans are designed for nonprofits of all sizes throughout the Midwest.

Get in touch

Start a conversation with our team at bankteam@iff.org.



Loan Terms

Acquisition, renovation, or new construction

Interest Rate

Set at time of approval

Term

Up to 15 years

Amortization

Up to 20 years

Security

First or second mortgage on real estate

Prepayment

No prepayment penalty

Appraisal

Not required

Geographic Focus

Midwest: IA, IL, IN, KS, KY, MI, MO, MN, OH, and WI

Eligibility

Nonprofits (501)(c)(3) serving low income communities or persons with disabilities, and with an independent board of directors

Loan Size

From \$10,000 to \$6.5 million – up to 95% of total project cost