

Bridge Loan Overview



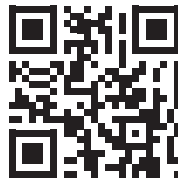
IFF Bridge Loan Client, PODER

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, bridge, or equipment loan, our lending options are designed for nonprofits of all sizes throughout the Midwest.

Get in touch

Connect with our local Lending Team at lending@iff.org



Bridge Loan Terms

Interest Rate

Set at time of approval

Term

Up to three years, interest-only

Security

First mortgage

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

Up to \$6.5 million

Designed for Nonprofits that:

- Want to acquire a building and/or start construction prior to receipt of campaign proceeds
- Require funds to bridge a capital grant awarded for their project