



Transforming Communities. Transforming Lives.



Since 1993, Cinnaire has invested \$3.9 billion to revitalize communities, resulting in more than \$7.3 billion in community impact. A nonprofit CDFI certified by the U.S. Department of Treasury, Cinnaire has supported 717 housing developments, provided 47,000 affordable apartment homes and created or retained more than 65,000 jobs. Headquartered in Lansing, MI, with offices in five states, Cinnaire provides access to investment funding, lending options, and title services that support community and economic development, creating stable, sustainable and vibrant communities.

It takes more than good intentions to transform communities. It takes capital, expertise and trusted partnerships.
It takes Cinnaire.

CDFI LENDING

Cinnaire Lending is committed to building strong, more equitable communities by providing financing for affordable housing, education, healthcare, community facilities and economic development. As a national certified Community Development Financial Institution, we are a trusted partner with other nonprofits, government and mission-driven businesses to connect communities, regardless of income or zip code, with capital that generates economic opportunity and stability. Our community facility loans prioritize projects that support social benefits to communities while meeting the unique needs of each borrower and project.

LOAN PURPOSE:

To finance the following projects where there is (a) a clear demonstration of the social benefit (i.e. job creation, wellness, education, and training in underserved neighborhoods), and where applicable (b) a development aligned with an existing neighborhood plan. **Loans will be used for:**

- Purchase of a property intended for community facilities and property intended for other community development needs
- Construction, pre-development costs, renovation, and leasehold improvements of a building intended for community development needs
- Refinancing existing debt related to eligible community development needs
- Equipment
- Line of credit to support operating cash flow
- Bridge financing to monetize grants and contracts that support community development needs

LOAN PRODUCTS:

- Acquisition loans
- Leasehold improvements
- Construction
- Pre-development
- Mini-perm financing
- New Markets Tax Credit Leveraged Loans
- Equipment
- Line of credit
- Bridge loans

ELIGIBLE BORROWERS:

- Nonprofit and for-profit entities that supports and contributes to better outcomes for communities and individuals in need
- Minimum of 3 years of operations
- Minimum operating budget of \$1,000,000 with exceptions to this eligibility requirement considered on an individual basis

continued

The Return on Investment:
**Opportunities for people,
affordable homes,
healthy communities,
better lives.**

LOAN AMOUNTS:

- Minimum loan amount \$250,000
- Maximum loan amount \$3,000,000 with larger loan sizes considered on an individual basis

LOAN TERMS:

- Acquisition, mini-perm, and/or renovation loans may have terms not exceeding 7 years with an amortization not exceeding 20 years
- Equipment loans may have terms not exceeding 2 years
- Pre-development loans may have terms not exceeding 24 months
- A line of credit may have an initial term not exceeding 12 months

PRICING:

- To be determined at the time of the loan request

LOAN FEE:

- Origination fee of 1%
- All lender costs associated with closing the loan

COLLATERAL:

- Acquisition and/or renovation as well as construction loans will require applicable real estate pledged as collateral
- Pre-development, leasehold improvements, equipment, and working capital will require a pledge of all available collateral
- A line of credit will require a pledge of account receivables

CONTACT US



*We have an unwavering belief
that all people deserve the
opportunities provided by
living in healthy communities.*



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