



capital for healthy
families & communities

CHARTER SCHOOL FINANCING

The Low Income Investment Fund (LIIF) is a nonprofit community development financial institution (CDFI) dedicated to serving low income people and communities. At the core of LIIF's work is a commitment to alleviating poverty and helping families attain economic self-sufficiency. LIIF supports charter school projects located in distressed communities that provide education alternatives to low and moderate income students.

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| Eligible Borrowers: | For-profit or non-profit 501(c)(3) organizations and single asset entities controlled by mission driven for-profit or nonprofit organizations |
| Purpose: | Funds may be used for acquisition, construction and mini-permanent financing and may cover the site acquisition, construction, closing costs and capitalized interest reserve if necessary. |
| Products: | Acquisition, Construction, Mini-Perm and Permanent direct loans, as well as New Markets Tax Credit transactions |
| Loan Size: | Loan sizes range from \$2 – 20 million depending on financing product and project specifics |
| Loan Fees: | Origination fees are 1% to 2% depending on loan size. Borrower will also be responsible for all legal and third party report and documentation fees incurred as part of the loan approval and closing process. |
| Loan Term: | Acquisition: Up to 3 years Mini-Perm: Up to 7 years Construction: Up to 18 months Permanent Loan: Up to 29.5 years New Market Tax Credit: 7 years |
| Interest Rate: | Priced at affordable rates based on the transaction structure. Please call LIIF to inquire about current interest rates. |
| Repayment: | Interest only or amortizing depending on structure. While source of repayment need not be committed at funding, the proposed repayment source at maturity will be analyzed. |
| Collateral: | Loans are generally secured by real estate in a first priority position. LIIF may consider a junior position and/or additional collateral depending on the strength of the project and the cumulative loan-to-value. Loans are recourse to project sponsors and guarantees may be required. |
| Loan-to-Value: | Maximum LTV from 80-90% depending on the financing product and project specifics. |
| Contact: | For more information on LIIF's Charter School program, please contact: <ul style="list-style-type: none">• California: Cécile Chalifour, cchalifour@liifund.org• Central Region: Melissa Garcia, mgarcia@liifund.org• Eastern Region: Kirsten Shaw, kshaw@liifund.org |