

GENERAL LENDING PROGRAM



WHAT IS FCI's GENERAL LENDING PROGRAM?

Financing to support nonprofits, co-ops, and community organizations

Our general lending program provides affordable, flexible financing to nonprofits, co-ops, and community organizations for mission focused projects that work to promote greater social and economic opportunity across the state of Wisconsin. Structured with the needs of community organizations in mind, these loans aim to expand availability of high impact capital and increase our borrowers' capacity to deliver critical community impacts and help prepare borrowers to access traditional financing when the time is right.

PROGRAM OVERVIEW

LOAN PRODUCTS

Secured Term Loans
Bridge Loans
Working Capital Loans
Predevelopment Loans
Construction Loans

Loan amounts up to \$1.5MM
(Predevelopment
up to \$200M)

LTV ratios up to 95% and
amortizations up to 25 years
Dependent on loan product and project profile

Debt service coverage
of 1.1x or greater

Loan terms up to 7 years
Dependent on loan product and project profile

Projects must encourage
revitalization and stabilization
of Wisconsin neighborhoods
and communities

Most FCI loans are
secured by real estate

AM I ELIGIBLE?

ELIGIBLE BORROWERS INCLUDE
(BUT ARE NOT LIMITED TO)

- Nonprofit corporations
- For-profit subsidiaries of nonprofit corporations
- Joint ventures between nonprofit and for-profit ventures
- Housing or business cooperatives
- Faith-based organizations
- Community development corporations
- Public housing authorities
- Tribal nations

ELIGIBLE USES

ELIGIBLE USES INCLUDE
(BUT ARE NOT LIMITED TO)

- Economic and community development projects
- New construction, acquisition, or rehabilitation of commercial real estate, including nonprofit facilities
- Land and/or building acquisition
- Predevelopment expenses
- Working capital
- Refinance of an existing loan
- Equipment/vehicle purchase for a community venture

WANT TO
LEARN
MORE?

CONTACT OUR TEAM
lending@forwardci.org