

FLORIDA COMMUNITY LOAN FUND provides flexible financing and expertise designed to strengthen communities across Florida, maximizing opportunities for people and places outside the economic mainstream. FCLF supports a wide range of community development projects serving low-income communities and low-income, at-risk and special needs populations wherever they are located. We offer maximum flexibility to better serve your needs. At FCLF we take the time to understand your organization and project to help ensure your success. FCLF is often able to:

- commit early in a project
- structure terms to meet cash flow needs of borrowers
- assume higher risks in underwriting
- provide free technical assistance from third party providers or FCLF staff

THE SHARING CENTER



\$1.1 MILLION FCLF FINANCING
 REHABILITATION LOAN FOR COMMERCIAL-RETAIL-NONPROFIT SERVICES
 18,000 SQ FT OF FACILITY SPACE

Started from a collective vision of area churches, The Sharing Center has served Seminole County since 1986 providing

services to families experiencing homelessness and in need. A retail store generates income for programs and provides a shopping alternative for those experiencing poverty. The building was renovated in 2024 with FCLF financing.

www.thesharingcenter.org

STARTING POINT BEHAVIORAL HEALTHCARE



\$2.9 MILLION FCLF FINANCING (6 loans)
 ACQUISITION, REHABILITATION LOANS
 BEHAVIORAL HEALTHCARE SERVICES & ADMINISTRATIVE OFFICES

Starting Point Behavioral Healthcare meets individual and community needs in Nassau County.

FCLF financing has helped SPBH purchase leased buildings, rehab existing locations, and acquire land for future expansion. Services include psychiatric treatment, mental health counseling, and substance use disorder treatment. An estimated 80% of SPBH patients are low-income.

www.spbh.org



FOCUSING ON HOMELESS-SPECIAL NEEDS, EDUCATION-YOUTH, HEALTHCARE, NONPROFIT SERVICES

185 COMMUNITY FACILITIES
 TOTALING
3.3 million square feet

AT 6.30.2024

CONTACT US

Jim Walker, Sr. Community Development Loan Officer
 South & Southeast Florida
jwalker@fclf.org ■ 954.306.9852

Dwayne Rankin, Community Development Loan Officer
 West & Southwest Florida
drankin@fclf.org ■ 813.784.2636

Anna Upchurch Pernell, Community Development Loan Officer
 Central & North Florida
apernell@fclf.org ■ 407.807.0304

Mike Jones, Community Development Loan Officer
 Central & South Florida
mjones@fclf.org ■ 407.543.6208

Nelson Black, Chief Lending Officer
nblack@fclf.org ■ 813.223.7400

FINANCING FEATURES

LOAN SIZE

- \$6.5 million maximum (no minimum loan size)
- Larger loan sizes may be available for real estate secured projects through partnerships with other conventional and nonprofit lenders

LOAN TYPES

- Acquisition and development
- New construction and rehabilitation
- Lines of credit and guidance lines
- Interest only, mini-perm and permanent loans
- Refinancing for the following purposes:
 - take out seller financing;
 - substantial improvement in cash flow to improve the viability of a project;
 - the borrower has been offered a substantially discounted payoff which improves the stability of the project; or
 - FCLF is refinancing a loan that is less than 36 months old.

TERMS

- Fixed rates 7.00% to 8.25%
- Commitment fee varies depending on type of loan, typically 0.25% to 1.0%
- 1.20x minimum DSC based on stabilized NOI
- No or minimal legal fees on typical transactions (standard third party closing costs including title insurance for all real estate loans)
- Terms up to 10 years with up to 35 year amortizations and no prepayment penalties

Financing terms are considered on a case-by-case basis and may be flexible; please speak with an FCLF Loan Officer for further details.

COLLATERAL

- Loans must be secured
- Loan-to-value (LTV) will vary based on collateral type, typically 70% to 85%

HOUSING

Affordable ▪ Single & Multifamily
Supportive ▪ New & Preservation

COMMUNITY FACILITIES

Community Healthcare ▪ Education & Youth
Homeless & Special Needs ▪ Food Insecurity

ECONOMIC DEVELOPMENT is an integral part of everything we do: creating jobs, providing social services, strengthening communities.



Pictured: The Sharing Center's resource center for families in need; Starting Point Behavioral Health mobile response team.



FLORIDA COMMUNITY LOAN FUND maximizes opportunities for people and places outside the economic mainstream. We provide expertise and capital across Florida to help projects succeed, improve lives, build strong communities, and create high social impact. Read more success stories on our website, www.FCLF.org.

EXPERTISE AND CAPITAL
TO HELP YOUR
PROJECT SUCCEED.

