

**NeighborWorks Capital averages less than 60 days from application to closing!**

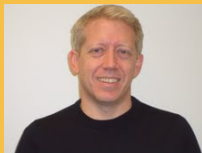


*flexible lending = community impact*



## Lending

Continuing our history of CDFI innovation, NC is meeting the evolving needs of the NeighborWorks network. With three loan products that can be used to plan, purchase and preserve affordable housing, we are flexible and efficient – processing applications in short order, averaging less than 60 days to closing!



Please welcome John Maneval, who recently joined NeighborWorks Capital as Director of Lending. He brings over 20 years of experience in multifamily housing development and underwriting. He recently served as Deputy Director of Multifamily Development Programs for the Maryland Department of Housing and Community Development. He will be reaching out to NeighborWorks affiliates to learn about your financing needs. He can be reached at [jmaneval@neighborworkscapital.org](mailto:jmaneval@neighborworkscapital.org) or 240-821-161, ext 204.

NC strives to be your strategic lending partner. Recently, a longtime customer had a very tight timeline and NC was a vital partner in helping them meet it.

### **Alamo Area Mutual Housing Association (AAMHA) - \$7,500,000 Interim Development Loan**

As part of its strategic acquisition plan, AAMHA identified a 140 unit apartment complex in San Antonio for purchase. With a private owner looking to close in less than 90 days, and no time to assemble permanent financing, AAMHA worked with NeighborWorks Capital to underwrite a flexible acquisition loan and close within the timeframe required. With the



ability to draw on highly valued relationships, NC assembled its largest acquisition loan to date with participants Enterprise Community Loan Fund and Community Housing Capital.

We welcome new customers [Tri-County Housing](#) in Fowler, CO (Rocky Mountain District), [CommonBond Communities](#) in Minneapolis, MN (Midwest Region) and [Southwest Minnesota Housing Partnership](#) of Slayton, MN (Midwest Region).

Through September NC has originated over \$18 million, leveraged \$5 million from partner CDFIs, in addition to \$73 million from banks and government for NW member borrowers. We are pleased to add Enterprise Community Loan Fund, Rural LISC and The Disability Opportunity Fund as lending partners.

## Investments

NC's strong lending performance and partnership with NeighborWorks America attracts new investor partners, and increased support from existing funders. NC's capital base has increased 40% in 2012. NC thanks all of these new and growing investment partners:



- [Wells Fargo Bank](#) - \$4 million credit facility for affordable housing loans and a \$1 million EQ2 investment
- [Morgan Stanley Bank](#) - \$4 million credit facility for affordable housing loans
- [NeighborWorks America](#) - increase of \$2.25 million
- [PNC Bank](#) - \$2 million investment for affordable housing loans
- [Opportunity Finance Network \(OFN\) Create Jobs for USA](#) - total of \$172,500

## On the Move

### Coming Home – A Rural Seminar

NC was pleased to be a sponsor of this event held in Visalia, California in June. With more than 200 practitioners, funders and government partners in attendance, NC debuted "[Our Rural Impact](#)," a new report highlighting NC loan products and impact in rural communities, featuring several recent projects financed.

[Follow this link to LISC's photo summary](#) of the 2012 Rural Seminar.



## Opportunity Finance Network Annual Meeting

Jim Ferris (NC Executive Director), Tim Martin (Chief Credit Officer, Enterprise Community Loan Fund), and Erika Lindholm (Senior Loan Officer, Mercy Loan Fund) were presenters at Opportunity Finance Network's annual conference "Challenges of Financing Affordable Housing Preservation Across Diverse Markets."

Click to view [presentation](#).

## NeighborWorks Training Institute - Washington, DC December 10-14, 2012

Follow this link for more information: <http://nw.org/network/training/training.asp>

### CONTEST - PRIZE \$100 STARBUCKS CARD



How many jobs have been created or preserved with NeighborWorks Capital financing from June 1 through September 30, 2012?

Submit answer to [loans@neighborworkscapital.org](mailto:loans@neighborworkscapital.org) no later than 11:59 PM ET on November 15, 2012. One submission per e-mail subscriber. Winner is randomly selected from correct submissions and notified via email.