

<b>Uses</b>	Capital to finance the start-up and growth phases of new lines of business and expanding the geographic reach of current business lines, especially for early period costs of new real estate developments
<b>Loan amount</b>	Up to \$2MM, larger loan amounts available with participants.
<b>Loan term</b>	3 to 5 years Loans may be term or revolving – please talk to your Loan Officer
<b>Interest rate</b>	Please call us for current fixed rates
<b>Collateral/security</b>	Loans up to \$2,000,000 can be unsecured Amounts greater than \$2,000,000 can be secured by pledged cash (50% of advanced funds); real property; pledges of developer fees; UCC filings on specific asset; ownership interests; grant funds
<b>Repayment source</b>	Corporate cash flow from existing, new, or expanded lines of business
<b>Fees</b>	Application Fee - \$1,000 Origination Fee - 1.00% to 1.50% of loan amount
<b>Other required documents</b>	Business plan, 5 to 7-year cash flow projections Appraisals and environmental assessments for real property collateral



*As we realized we needed access to predevelopment capital, we thought a CDFI would support our goals for growth. As we increase production, our demands for such resources is becoming greater. We need to expand our sources of predevelopment capital, and NeighborWorks Capital has been wonderfully responsive in providing what we need."*

**Holly Wunder Stiles**, Director of Housing Development, Mutual Housing California

**Ben Greenberg**

CHIEF LENDING & CUSTOMER ENGAGEMENT OFFICER  
(216) 702-7666  
bgreenberg@neighborworkscapital.org

**Lanie Wasserman**

DIRECTOR OF LENDING AND SPECIAL INITIATIVES  
(301) 789-6857  
lwasserman@neighborworkscapital.org

**Sarah Geis**

SENIOR LOAN OFFICER  
(240) 357-5115  
sgeis@neighborworkscapital.org

**Rotem Elias**

LOAN OFFICER  
(301) 789-7214  
relias@neighborworkscapital.org