

# Catalytic Urban Predevelopment Fund

## OVERVIEW

The Catalytic Urban Predevelopment Fund provides low-interest, flexible predevelopment loans for projects in the urban core of Kansas City, Missouri (KCMO) and Kansas City, Kansas (KCK). The fund acts as a catalyst to spur development in low- to moderate-income neighborhoods by providing the critical capital necessary in the early phases of real estate development projects.

## ELIGIBLE BORROWERS

Non-profit and for-profit developers planning a variety of projects including affordable and mixed-income housing, commercial development, community facilities, and mixed-use projects.

## LOAN TERMS

Annual interest rate: 4%

Security: Variable

Interest monthly, principal due at maturity

Average loan size: \$250,000

Loan term: Up to 3 years

Loan-to-value: 90%

Special project investments at 0% interest may be available for technical assistance and project feasibility activities.

## ELIGIBLE ACTIVITIES

Predevelopment loans are for project planning, design, acquisition, and environmental assessments that normally precede construction. Predevelopment activities include but are not limited to:

Project conception

Environmental consultants

Site selection

Finance consultants & fees

Market research

Development consultants

Pro forma development

Market studies

Legal services

Community engagement

Appraisals

Architect/Engineer services

Preference is given to projects within one mile of a school and in LISC's three focus areas of the Historic Northeast and Troost/Prospect Corridors of KCMO; and Downtown KCK.



Faxon School Apartments, Sunflower Development Group

For more information, contact:

Steve Weatherford, Senior Program Officer

Greater Kansas City LISC

(816) 788-6986

sweatherford@lisc.org

# Lending Products



## Predevelopment

## Acquisition

## Construction

## Mini-Permanent

### PURPOSE

To pay due diligence expenses, deposits, and other predevelopment costs.

### PURPOSE

To pay purchase price and closing costs for property acquisition.

### PURPOSE

To pay hard and soft construction costs of new construction or renovation projects.

### PURPOSE

To provide longer-term, amortizing loans for certain projects requiring stabilization and/or interim financing prior to permanent financing.

### TYPES OF PROJECTS

Rental housing; for-sale housing; community facilities; commercial and mixed-use projects.

### TYPES OF PROJECTS

Rental housing; for-sale housing; community facilities; commercial and mixed-use projects.

### TYPES OF PROJECTS

Rental housing; for-sale housing; community facilities; commercial and mixed-use projects.

### TYPES OF PROJECTS

Rental housing; for-sale housing; community facilities; commercial and mixed-use projects.

### LOAN AMOUNT

\$50,000 - \$1,000,000

### LOAN AMOUNT

\$100,000 - \$5,000,000

### LOAN AMOUNT

\$100,000 - \$5,000,000

### LOAN AMOUNT

\$100,000 - \$5,000,000

### INTEREST RATE

6% Fixed

### INTEREST RATE

6% Fixed

### INTEREST RATE

6% Fixed

### INTEREST RATE

6% Fixed

### TERM

Up to 2 Years

### TERM

Up to 3 Years

### TERM

Up to 3 Years

### TERM

Up to 7 Years

### REPAYMENT

Interest-Only  
Payable Monthly

### REPAYMENT

Interest-Only  
Payable Monthly

### REPAYMENT

Interest-Only  
Payable Monthly

### REPAYMENT

Amortizing payments based on period of up to 25 years depending on project type  
Payable Monthly

### LOAN FEES

0.5% - 1.5% of loan amount plus legal fees

### LOAN FEES

0.5% - 1.5% of loan amount plus legal fees

### LOAN FEES

0.5% - 1.5% of loan amount plus legal fees

### LOAN FEES

0.5% - 1.5% of loan amount plus legal fees

### COLLATERAL

Flexible; generally secured

### COLLATERAL

Real Estate Collateral with LTV of up to 90%

### COLLATERAL

Real Estate Collateral with LTV of up to 90%

### COLLATERAL

Real Estate Collateral with LTV of up to 90%

Terms subject to change. All loans are subject to underwriting and credit approval.  
For more information and details on LISC's loan products, visit our website.

# Lending Products



Permanent



Bridge



Working Capital  
Line of Credit

## PURPOSE

To provide long-term fully amortizing financing.

## TYPES OF PROJECTS

Rental housing; health centers; charter school facilities.

## LOAN AMOUNT

\$500,000 - \$5,000,000

## INTEREST RATE

Fixed at spread over U.S. Treasuries of comparable duration

## TERM

Up to 29 Years

## REPAYMENT

Fully amortizing payments  
Payable Monthly

## LOAN FEES

1.5% of loan amount plus legal fees

## COLLATERAL

1st lien on Real Estate Collateral with LTV of up to 90%; additional collateral required for any amount in excess of 80% LTV

## PURPOSE

To bridge the timing gap between project or program costs and receipt of cash from committed or anticipated sources.

## TYPES OF PROJECTS

Rental housing; for-sale housing; community facilities; commercial and mixed-use projects.

## LOAN AMOUNT

\$100,000 - \$5,000,000

## INTEREST RATE

6% Fixed

## TERM

Up to 3 Years

## REPAYMENT

Interest-Only  
Payable Monthly

## LOAN FEES

0.5% - 1.5% of loan amount plus legal fees

## COLLATERAL

Bridged receipts and/or real estate collateral

## PURPOSE

To provide flexible capital to meet organizational cash flow needs or pay project-based expenses.

## TYPES OF PROJECTS

Rental housing; for-sale housing; community facilities; commercial and mixed-use projects.

## LOAN AMOUNT

\$100,000 - \$5,000,000

## INTEREST RATE

6% Fixed

## TERM

Up to 2 Years

## REPAYMENT

Interest-Only  
Payable Monthly

## LOAN FEES

0.5% - 1.5% of loan amount plus legal fees

## COLLATERAL

Flexible; generally secured

Terms subject to change. All loans are subject to underwriting and credit approval.  
For more information and details on LISC's loan products, visit our website.