



Growing Rural Communities Fund

Rural LISC has developed an innovative new financing tool to provide low-interest loans to qualified commercial real estate projects in rural America. The Growing Rural Communities Fund will finance real estate acquisition and construction costs to spur job creation and economic revitalization in distressed communities.

Loan Types	Construction to mini-perm or mini-perm loans
Eligibility	<ul style="list-style-type: none"> • Eligible borrowers include nonprofits, sole proprietors, LLCs, or corporations • Eligible properties include office, retail, mixed-use*, industrial, health care, education, or other commercial or nonprofit use • Project must be located in the continental U.S. within a low-income, non-metro census tract <p><small>*At least 20% of property revenue must come from non-residential uses</small></p>
Loan Amount	\$250,000 to \$2 million
Interest Rate	2%, fixed
Term	Seven-year term, up to three years interest-only, then 25-year amortization
Prepayment	10% fixed prepayment penalty for the seven-year term
Loan Fees	No loan fee; legal costs may apply
Collateral	Real estate collateral with 80% maximum loan-to-value
Debt Service Coverage	Minimum 1.10x DSC

Questions? Contact Kristin Blum at Rural LISC at kblum@LISC.org or (617) 899-7301 or your **Rural LISC Field Program Officer**.

All loans are subject to underwriting and credit approval. Terms subject to change.