Commercial Real Estate For Businesses and Nonprofits

Pre-Development, Acquisition, Construction, and Bridge Lending

As a nonprofit lender, CFE finances commercial real estate properties that lead to economic revitalization and the provision of direct services. Our borrowers are typically from the following sectors:

- Arts
- Childcare
- Community centers
- Education
- Food service and hospitality
- Healthcare
- Manufacturing
- Housing services
- Retail
- Warehousing

This Is CFE: More Than a Lender

Angel Gregorio’s successful retail business, Spice Suite, was poised to grow. While working with a bank to acquire a commercial property, Gregorio hit roadblocks along the way, and the transaction was nearly lost. “City First Enterprises stepped in and held my hand throughout the process,” she says. “They saved the deal and got me to closing ahead of time.” In addition to the lending capital, CFE provided Gregorio with essential technical assistance, mentoring her on various aspects of the acquisition process.

Apply here: [www.cfenterprises.org](http://www.cfenterprises.org)
# Commercial Real Estate

## ACQUISITION
- **Uses**: Purchase of vacant land, multifamily buildings, commercial buildings for residential or commercial reuse, community facilities, or owner-occupied commercial space.

## CONSTRUCTION TO PERMANENT
- **Uses**: Construction or rehabilitation of multifamily buildings, commercial buildings for residential or commercial reuse, community facilities, or owner-occupied commercial space.

## BRIDGE
- **Uses**: Short-term financing for pre-development expenses, acquisition, or construction.

<table>
<thead>
<tr>
<th>Borrower Eligibility</th>
<th>For-profit or nonprofit developers, other nonprofit organizations, small business owners, and community facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Amount</strong></td>
<td>$100k-$2.5 Million</td>
</tr>
<tr>
<td><strong>Term</strong></td>
<td>Up to 7 years, Up to 7 years, Up to 24 months</td>
</tr>
<tr>
<td><strong>Interest Rate</strong></td>
<td>6%-9%</td>
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<tr>
<td><strong>Combined Maximum Loan-to-Value</strong></td>
<td>Up to 90%, Up to 90%, Up to 90%</td>
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<tr>
<td><strong>Repayment</strong></td>
<td>Interest only or amortizing, Interest only or amortizing, Interest only</td>
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<tr>
<td><strong>Origination/Commitment Fee</strong></td>
<td>1%-2%</td>
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<tr>
<td><strong>Collateral</strong></td>
<td>1st or 2nd lien, 1st or 2nd lien, 1st or 2nd lien</td>
</tr>
<tr>
<td><strong>Guarantee Requirements</strong></td>
<td>Personal / Corporate guarantees are required by any entity or individual owning 20% or more of the borrowing entity</td>
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</tbody>
</table>

*Interest rates subject to change.