

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



Housing
services



Manufacturing



Retail



Warehousing

→ Apply here: www.cfenterprises.org

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.



Commercial Real Estate

	ACQUISITION	CONSTRUCTION TO PERMANENT	BRIDGE
Uses	Purchase of vacant land, multifamily buildings, commercial buildings for residential or commercial reuse, community facilities, or owner-occupied commercial space	Construction or rehabilitation of multifamily buildings, commercial buildings for residential or commercial reuse, community facilities, or owner-occupied commercial space	Short-term financing for pre-development expenses, acquisition, or construction
Borrower Eligibility	For-profit or nonprofit developers, other nonprofit organizations, small business owners, and community facilities		
Amount	\$100k-\$2.5 Million		
Term	Up to 7 years	Up to 7 years	Up to 24 months
Interest Rate*	6%-9%		
Combined Maximum Loan-to-Value	Up to 90%	Up to 90%	Up to 90%
Repayment	Interest only or amortizing	Interest only or amortizing	Interest only
Origination/Commitment Fee	1%-2%		
Collateral	1st or 2nd lien	1st or 2nd lien	1st or 2nd lien
Guarantee Requirements	Personal / Corporate guarantees are required by any entity or individual owning 20% or more of the borrowing entity		

*Interest rates subject to change.