



SHARING

CONNEXION

Rural Housing Preservation Academy

August 19, 2020

Who We Are

Our People and Our Purpose

- ▶ Our Mission: To provide affordable housing organizations and nonprofits with real estate expertise, funding, and preservation.



What We Do

Our Programs



REAL ESTATE DONATIONS

We team up with nonprofits to make real estate donations less complicated. With our expertise and partnership, we mitigate the nonprofit's risk, maximize the value of the property, and arrange the sale, thus growing their funds and capacity to serve their mission.



REAL ESTATE IMPACT INVESTING

We use our fund to make key real estate impact investments: buying, building, and renovating affordable housing projects and nonprofit program spaces. Our loan products offer low-interest solutions for mission-based real estate serving in-need populations.



REAL ESTATE RESCUE

We aim to preserve and protect affordable housing & nonprofit real estate from displacement through our short-term acquisition solution. We act as a partner to quickly save facilities, securing housing affordability or empowering a nonprofit into ownership.

Real Estate Impact Investing

- ▶ Gap Financing Tools: Pre-development and bridge loans
Target: 1-3-year term
- ▶ Focus Areas: 1) Nonprofit spaces whose focus is on economic development and 2) affordable housing developments, especially those in underserved areas or serving underserved populations

Example - Real Estate Impact



- ▶ Nonprofit warehouse facility in Aurora, Colorado.
- ▶ Mission fit: Nonprofit serves economic development needs.
- ▶ Gap financing: \$100k bridge loan. 5-year term.



- ▶ Affordable housing development in Gypsum, Colorado.
- ▶ Mission fit: Affordable housing stock in Colorado's mountain communities.
- ▶ Gap financing: \$1.75M bridge loan between phase I and phase II. 1-year term.

Real Estate Rescue

- ▶ Short-term acquisition solutions focused on preservation
- ▶ Short-term Acquisition Loans
Target: 3 Year term
- ▶ Short-term Acquisition Ownership Solution
For non-tax-credit affordable housing developments or nonprofit facilities, we can potentially acquire land or facilities and hold for three years at market value. Creating time for the partnering organization to fundraise or finance a purchase.

Example - Real Estate Rescue



- ▶ Transitional housing nonprofit for girls exiting sex trafficking.
- ▶ Real estate needs: threat of displacement (mission was in jeopardy), safe and remote location, ability to expand...
- ▶ July 2020 - After successful fundraising, Extended Hands of Hope purchased the property!

How Our Funding Works

- ▶ Partnership with FirstBank.
We leverage our Credit Facility with FirstBank to create a competitive loan program.
- ▶ Expect competitive rates.
- ▶ Rates vary project to project.
Please reach out for a quote.



Contact Us!

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