



ENTERPRISE COMMUNITY IMPACT NOTE

CAPITAL ON A MISSION



DISCLOSURES

The Enterprise Community Impact Note is offered by Enterprise Community Loan Fund, Inc., a nonprofit 501(c)(3) corporation and a member of the Enterprise family of companies. The Enterprise Community Impact Notes are unsecured debt securities subject to terms, conditions and risks, described in our prospectus, including the risk of possible loss of the amount invested. Payment is dependent on Enterprise Community Loan Fund's financial condition at the time payment is due. This is not an offer to sell you our securities and we are not soliciting you to buy our securities. We will offer and sell our securities only in states where authorized. The offering is made solely by the prospectus, which should be read before investing. The Enterprise Community Impact Notes are not FDIC or SIPC insured. Aerie and Standard & Poor's ratings are ratings of ECLF as an issuer of securities. The Enterprise Community Impact Notes have not received any credit rating.

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ABOUT ENTERPRISE

OUR MISSION & APPROACH

Our mission is to make **home and community places of pride, power and belonging.**

We've sharpened our focus where we can make the most impact on the most systemic challenges – all so that people not only make rent, they build futures by focusing on three critical **goals:**



Increase the Supply of Affordable Housing

to meet the urgent need.



Advance Racial Equity

after decades of systematic racism in housing.



Build Resilience & Upward Mobility

to support residents, strengthen communities and foster upward mobility.

OUR APPROACH

A coordinated approach with unmatched impact

We support community development organizations

on the ground.

- Provide Section 4 and other federal funding to 700+ housing and community development partners
- Innovate and scale best practices
- Advisory services and technical assistance
- In all 50 states + Puerto Rico and the Virgin Islands

We aggregate & invest capital for impact

in homes and communities.

- \$80.9 billion invested since 1982; 1 million homes and counting
- Invest across full capital stack – tax credits, debt and equity
- Led creation of the Housing Tax Credit
- Leading, AA- rated CDFI

We advance nonpartisan housing policy

at every level of government.

- Largest housing policy team in U.S.
- Co-lead national advocacy campaign for expanding Low-Income Housing Tax Credit
- Federal, state and local levels, including Puerto Rico and the Virgin Islands

We build & manage communities ourselves

and everything we do is informed by the residents we serve.

- Fully-integrated developer, owner and operator
- Manage 117 communities in the Mid-Atlantic
- Provide an affordable home for 23,300+ residents

OUR APPROACH

Unmatched **breadth, scale and expertise** across the entire spectrum of affordable housing...



...creating a positive feedback loop that does it **all under one Enterprise roof.**

OUR IMPACT

Leading national nonprofit with a proven record of success

Enterprise has exceptional breadth, scale and expertise across the country, with 40 years of experience and thousands of local partners.

TO DATE

1 Million +
HOMES CREATED ACROSS THE U.S.

\$80.9B
INVESTED IN COMMUNITIES

50
STATES + DC, PR, VI

2024 RESULTS

\$8.80B
CLOSED INVESTMENTS

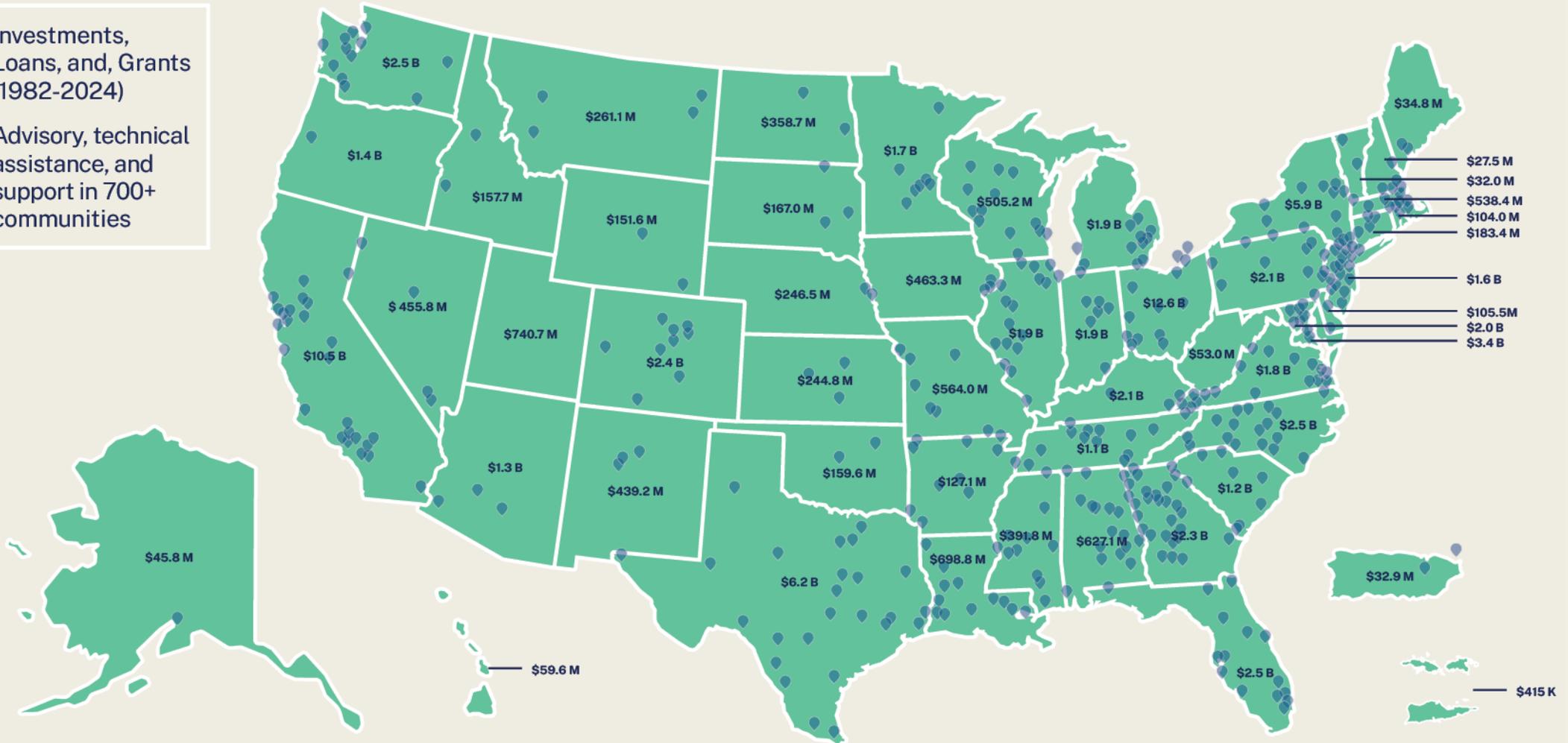
68K
AFFORDABLE AND WORKFORCE
HOMES CREATED OR PRESERVED

OUR IMPACT

We've invested deeply in communities since 1982

\$ Investments, Loans, and Grants (1982-2024)

● Advisory, technical assistance, and support in 700+ communities



Testimonials

“ Enterprise is a longstanding partner and we're proud to support all the wonderful work that they do to keep our communities thriving. They continue to create **new initiatives and develop businesses that are making tangible impact** across the affordable housing space today and well into the future. ”

– JP Morgan Chase Head of Community Development Banking & Agency Lending, Vince Toye

“ To meet my administration's ambitious goal of creating or preserving 20,000 units of affordable housing, we will need the assistance of all facets of our community using all tools at our disposal. Thank you to Wells Fargo and Enterprise for their investment in housing equity in Atlanta.”

– Atlanta Mayor, Andrew Dickens

ABOUT ENTERPRISE COMMUNITY LOAN FUND

COMMUNITY DEVELOPMENT FINANCIAL INSTITUTION

Enterprise Community Loan Fund

Enterprise Community Loan Fund is one of the largest nonprofit loan funds in the country

AAA

AERIS RATED, WITH IMPACT & POLICY + DESIGNATION

AA-

S&P ISSUER CREDIT RATING WITH STABLE OUTLOOK

1997

YEAR ECLF BECAME A CERTIFIED CDFI

\$634M

ASSETS UNDER MANAGEMENT*

\$388M

LOANS OUTSTANDING

\$3.1B

INVESTED

149k

AFFORDABLE RENTAL UNITS BUILT OR PRESERVED

19.6k

EDUCATIONAL SEATS

592k

PATIENT VISITS

7.0M

SQ. FT. COMMERCIAL & COMMUNITY SPACE

* Assets Under Management include off-balance sheet funds.

Investors should not rely on select financial information and should review the full set of financial statements contained in the prospectus.

Enterprise Community Loan Fund

2024 Results

\$205 Million Invested
\$2.6 Billion Leveraged

To preserve good homes that people can afford



\$634M
Assets Under Management



6,571
Homes Preserved/
Improved



303,750
Square Feet of Community and Commercial
Real Estate Developed/Rehabbed

Our partners make our impact possible. Thank you.

Cumulative Track Record

\$3.1 Billion Invested
\$31.2 Billion Leveraged

149,188

#Homes Preserved/Improved

591,700

Health Care Visits Facilitated

19,636

School Seats Created

7 Million

Square Feet of Community and Commercial
Real Estate Developed/Rehabbed



Key Credit Strengths*

1	High quality assets with compound annual growth rate ("CAGR") of over 13% over the last 5 years
2	Net assets CAGR of over 17% over the last 5 years
3	Best in class underwriting guidelines resulting in low rate of default over expanding and contracting economic cycles
4	Diverse loan portfolio by product and geography, with meaningful, organic year over year growth
5	Experienced and prudent management and an engaged Board
6	Business model not dependent on fluctuating private and government grants or bespoke contributions
7	Limited floating rate debt and diversified sources of funding
8	History of conservative and liquid investments
9	Growth in off-balance sheet facilities increases revenue streams while maintaining strong credit profile
10	Robust, organic profitability over the last five years

*Past performance is not indicative of future results. Investors should not rely on select financial information and should review the full set of financial statements contained in the prospectus.

Underwriting and Portfolio Monitoring Process



- Loans sourced through repeat business and referrals from transaction staff located in each of our 11 markets

- Director of lending and the chief credit officer work with a loan officer to assess project viability and structure loan

- Chief credit officer assigns risk rating, confirms that underwriting and loan package meets lending guidelines
- Recommends for review and approval pursuant to Loan Approval Authority Matrix

- Commitment letter issued pursuant to loan terms approved by the Loan Committee
- Legal counsel prepares loan documents and closing conditions, and leads closing negotiations

- Team assigned to oversee loan administration, including loan officer, asset manager, portfolio associate and construction loan manager, as needed

- Monthly delinquency meetings
- Watch List, Restructured & Problem Loans
- Annual loan by loan review and portfolio review/analysis
- Annual review of Lending Standards & Guidelines, updates are informed by annual loan reviews

Financial Highlights

Balance Sheet Highlights	31-Dec-24	31-Dec-23	31-Dec-22	31-Dec-21	31-Dec-20
Unrestricted Cash, Cash Equiv. & Investments	\$116,013,000	\$57,574,000	\$87,035,000	\$31,792,000	\$20,921,000
Loans and Notes Receivable, Net	\$374,469,000	\$369,290,000	\$270,908,000	\$247,816,000	\$224,469,000
Total Assets	\$551,828,000	\$480,806,000	\$426,086,000	\$332,805,000	\$290,883,000
Total Loans and Notes Payable	\$390,170,000	\$333,804,000	\$297,097,000	\$225,226,000	\$192,728,000
Total Liabilities	\$401,131,000	\$346,099,000	\$306,594,000	\$229,618,000	\$199,575,000
Net Assets	\$150,697,000	\$134,707,000	\$119,492,000	\$103,187,000	\$91,308,000

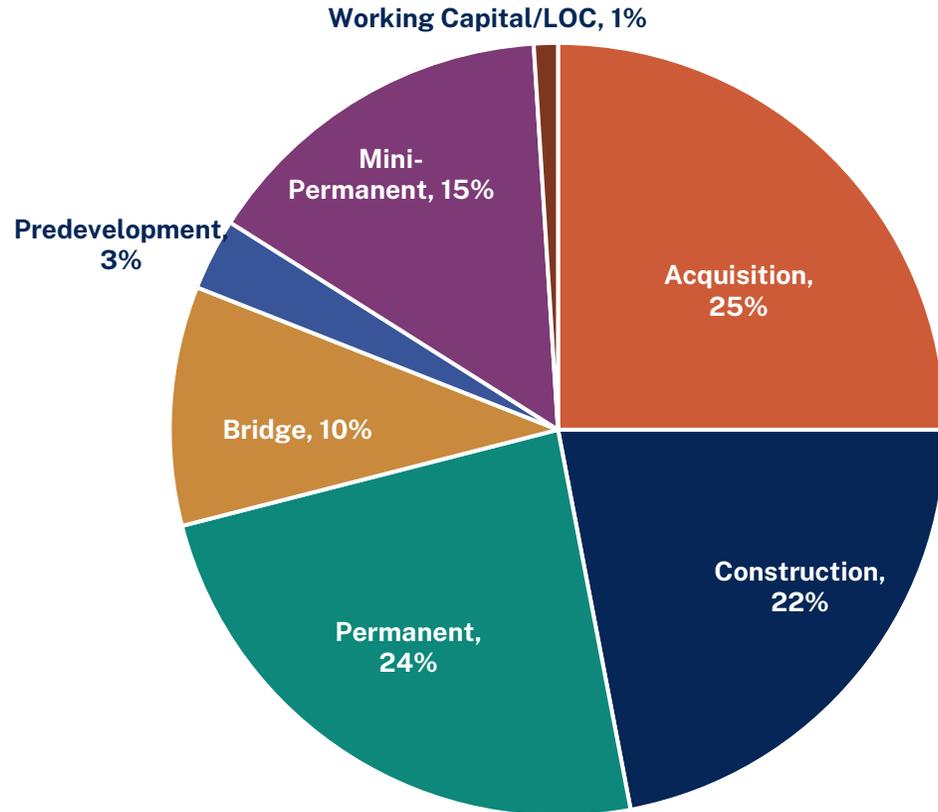
Income Statement Highlights	2024	2023	2022	2021	2020
Revenue and Support	\$49,566,000	\$35,665,000	\$35,679,000	\$26,093,000	\$38,340,000
Expenses	\$30,703,000	\$23,754,000	\$19,483,000	\$14,162,000	\$15,787,000
Change in Net Assets w/o Donor Restrictions	\$5,803,000	\$14,592,000	\$10,257,000	\$3,088,000	\$13,897,000
Change in Net Assets with Donor Restrictions	\$10,187,000	\$623,000	\$6,048,000	\$8,791,000	\$9,605,000
Change in Net Assets	\$15,990,000	\$15,215,000	\$16,305,000	\$11,879,000	\$23,502,000

Investors should not rely on select financial information and should review the full set of financial statements contained in the prospectus.

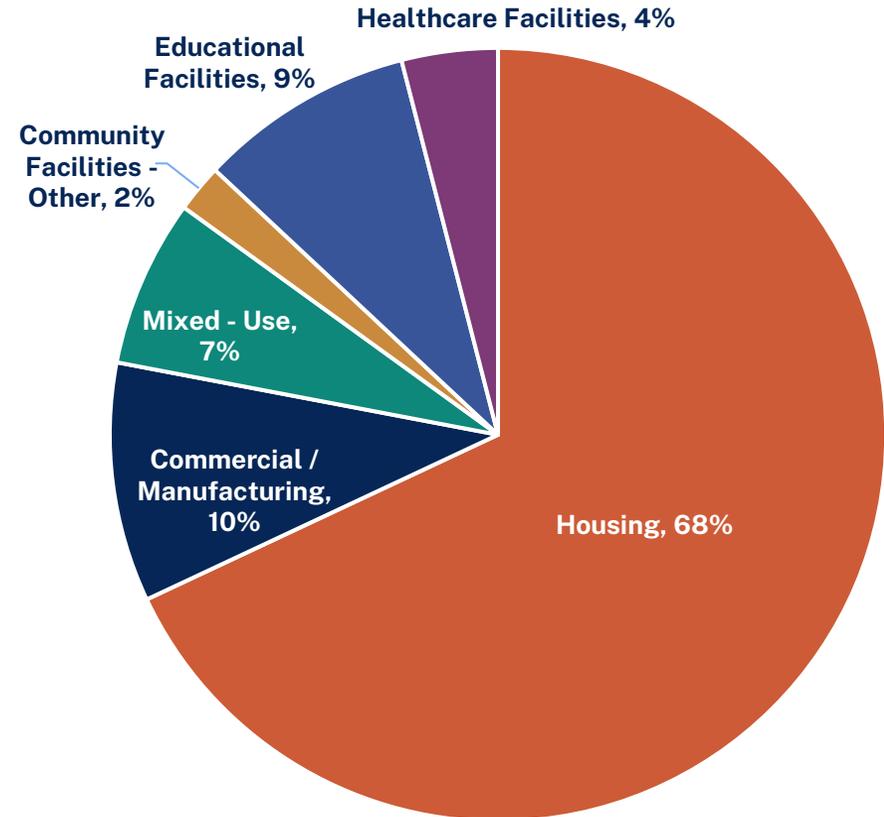
DECEMBER 31, 2024

Outstanding Loan Portfolio

Product Profile



Asset Class



Enterprise Community Loan Fund



Elise Balboni

PRESIDENT

Ms. Balboni joined ECLF in 2021, having recently served as LISC managing director for lending and prior to that, as budget director for the Massachusetts Senate Committee on Ways and Means. She holds an MBA from Stanford University and bachelor's degree from Harvard University.



Charlotte Crow

SENIOR VICE PRESIDENT & TREASURER

Ms. Crow joined ECLF in May 2006 after serving as treasurer at Partners First (Wachovia Corporation) and vice president at Signet Bank. She holds an MBA from the College of William and Mary.



Jonathan Clarke

VICE PRESIDENT, HEAD OF LENDING

Mr. Clarke joined ECLF in 2010 after serving as senior program officer at Impact Capital and as a senior housing developer at Beacon Development Group. Clarke holds a master of science degree in urban and regional planning from the University of Wisconsin at Madison.



Tim Martin

VICE PRESIDENT, HEAD OF CREDIT

Mr. Martin joined ECLF in 2009 after serving as director of credit risk, underwriting, and asset management, and senior underwriting manager at Fannie Mae. Martin holds a master's degree in city and regional planning from the University of North Carolina at Chapel Hill.



Anna Smukowski

MANAGING DIRECTOR, CAPITAL PROGRAMS

Ms. Smukowski joined ECLF in 2022 after serving as senior director, investor relations and capital strategies at LISC. She holds an MBA from Columbia Business School.

ABOUT ENTERPRISE COMMUNITY IMPACT NOTE

Enterprise Community Impact Note

Total Offering	\$100,000,000
Financial Return	Fixed Interest Rates; Terms of 1 – 15 years*
Minimum Investment	\$5,000
Use of Proceeds	Loans to nonprofit and mission-aligned for-profit affordable housing, community facilities, and commercial developers and operators
Ranking	Unsecured debt obligations

*Available rates and terms are provided in a separate application, online listing or interest rate sheet.

DISCLOSURE: This is not an offer to sell or a solicitation of an offer to buy any securities. Such an offer is made only by means of a current Prospectus (including any applicable Rate Sheet). Such offers may be directed only to investors in jurisdictions in which the Notes are eligible for sale. Investors in such states should obtain a current Prospectus by visiting www.lmactNote.com. The Notes are unsecured debt securities subject to terms, conditions and risks, described in our Prospectus, including the possible loss of the principal amount invested. Payment is dependent on Enterprise Community Loan Fund’s financial condition at the time payment is due. Investors are urged to review the current Prospectus before making any investment decision. The Notes will not be insured or guaranteed by the FDIC, SIPC or any other governmental agency

ABOUT ENTERPRISE'S SUSTAINABILITY BOND FRAMEWORK

Enterprise Sustainability Bond Framework

Alignment with Orange Bond Principles, Sustainability Bond Guidelines & UN Sustainable Development Goals

Sustainability Bond Guidelines

The principles are a collection of voluntary frameworks with the stated mission and vision of promoting the role that global debt-capital markets can play in financing progress toward environmental and social sustainability.

ECLF's framework is based on the four components of the **International Capital Market Association's Green Bond Principles, Social Bond Principles and the Sustainability Bond Guidelines** updated as of June 2021:

- 1) Use of Proceeds exclusively to finance or refinance eligible Green and/or Social Projects;
- 2) Process for Project Evaluation and Selection;
- 3) Management of Proceeds; and
- 4) Reporting

Green Projects contribute to environmental objectives, such as climate change mitigation and natural resource conservation and **Social Projects** aim to address specific social issues and target, though not exclusively, specific populations.



UN SDGs

The **United Nation's Sustainable Development Goals** are a blueprint to achieve a better and more sustainable future for all.

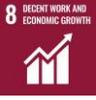
- The **17 SDGs** set targets to be achieved by 2030 addressing challenges related to poverty, inequality, climate change, environmental degradation, peace and justice
- By reference to ICMA's "Green and Social Bonds: A High-level Mapping to the Sustainable Development Goals" **Issuers are beginning to align their Sustainability Bond Frameworks to the SDGs**. The SDGs can be used as reference for impact evaluation frameworks by investors, businesses, foundations, academics and civil groups.



Orange Bond Principles

In 2025, we received a second party opinion from Impact Investment Exchange (IIX), a licensed verifier, to verify our work is consistent with broader impact investing industry standards around capital allocation, leadership and transparency in the investment process and reporting as part of the Orange Bond Principles.



Eligible Project Category	Sub-Category	Impact Indicator	SDG Alignment
Affordable Housing		<ul style="list-style-type: none"> # of affordable rental and for-sale units created or preserved (IRIS+ PI5965) AMI Splits: 0-30% AMI, 31-50% AMI, 51-80% AMI, 81-120% AMI, 121%+ AMI (IRIS+ PD5752) # of homes affordable to seniors (IRIS+ PD5752) # of homes with supportive housing services (IRIS+ PD5752) # of homes occupied by women-led households (IRIS+ PD5752) 	  
	Healthcare	<ul style="list-style-type: none"> # of patient visits annually by new facility (IRIS+ PI4060) # of new patient visits # of square feet (IRIS+ PI4765) 	
Access to Essential Services	Community Services	<ul style="list-style-type: none"> # of square feet (IRIS+ PI4765) Service type (IRIS+ PD7557) 	
	Education	<ul style="list-style-type: none"> # of square feet (IRIS+PI4765) # of student seats at closing and full enrollment (IRIS+PI4060) # day care slots (IRIS+ PI4060) % of students eligible for free and reduced priced lunch (IRIS+PI4555) % students of color (IRIS+ PI7774) & % students identifying as female (IRIS+PI1081) 	 
Food Security		<ul style="list-style-type: none"> # of square feet (IRIS+PI4765) # of food retail and non-retail outlets financed (IRIS+ PI8007) % of projects in Food Deserts (IRIS+ PI2771) 	 
Employment Generation		<ul style="list-style-type: none"> # of jobs created or maintained (IRIS+ PI3687; IRIS+ PI5691) # of square feet (IRIS+PI4765) 	 
Affordable Basic Infrastructure		<ul style="list-style-type: none"> Capacity of energy produced in kWh (IRIS + OI2496) (Planned Indicator) 	 
Green Project Categories		<ul style="list-style-type: none"> # of projects built to green standard (IRIS+ OI6765) (Planned Indicator) # of green units (IRIS+ OI6765) (Planned Indicator) AMI Splits: 0-30% AMI, 31-50% AMI, 51-80% AMI, 81-120% AMI, 121%+ AMI (IRIS+ PD5752) 	
Transit-Oriented Development		<ul style="list-style-type: none"> # of transit-oriented projects (Planned Indicator) # of affordable rental and for-sale units created or preserved (IRIS+ PI5965) AMI Splits: 0-30% AMI, 31-50% AMI, 51-80% AMI, 81-120% AMI, 121%+ AMI (IRIS+ PD5752) 	

PROJECT EXAMPLES

White Center Community Hub

White Center, WA

Access to Essential Services – Community Services

The White Center Community Development Association (CDA) is a vibrant, evolving community organization guided by the White Center Neighborhood Action Plan creating a community of diverse, empowered, and connected residents coming together as stewards of the land, people, and natural assets of the White Center neighborhood in Seattle, WA.

THE PROJECT

ECLF provided \$12 million in bridge and mini-permanent financing to support the new construction of a community facility that will be an anchor of the White Center neighborhood. The project includes New Market Tax Credits from Enterprise and will include CDE allocations from many CDFIs.

WHY IT MATTERS

The White Center Community HUB will be a new community, health, and social service center. The project will create hope, unity and belonging where working families can find essential services that nurture stability and create opportunity. The project anticipates providing 350 counseling / behavioral health visits, 500 youth participants in activities, 60 children served by early childhood education, among other impacts. Read more [here](#).



Borrower: White Center CDA
Total Development Cost: \$32.2M
Financing Amount: \$12.0M
Financing Purpose: Bridge & Mini-Perm

of square feet community facility: 26,070
of square feet healthcare facility: 11,988
Service type: Social Services
of childcare slots: 60
of annual patient visits: 500



Ovington Avenue

Brooklyn, NY

Affordable Housing – Multifamily

Through community development, Asian Americans for Equality (AAFE) advances economic opportunity for disadvantaged communities.

THE PROJECT

ECLF provided AAFE \$12.1 million in acquisition and predevelopment financing to acquire an occupied 25-unit building in Brooklyn, NY. The project prevents an unregulated but naturally affordable housing asset from being sold to be operated as market housing because of a foreclosure proceeding filed against the previous owner. AAFE intends to convert the project into a cooperative building with units available to the existing residents and households earning up to 100% of Area Median Income. Read more about the project [here](#).

WHY IT MATTERS

The project ensures protections for 21 low-income and majority immigrant households who bought into an illegal cooperative, losing their deposits and paying rent without the stability of a legal lease. The loan will also support a mission-driven nonprofit developer to increase the supply of affordable homeownership units in Brooklyn.



Borrower: AAFE

Total Development Cost: \$14.4M

Financing Amount: \$12.1M

Financing Purpose: Acquisition

of Units: 25

AMI Served: 21 units < 80%, 4 units < 121%

Green Building Standard: Enterprise Green Communities



Free Rein Solar Farm

Gaithersburg, MD

Affordable Basic Infrastructure

Free Rein Solar Farm is the developer and owner of the 1.46 MW ground-mounted solar photovoltaic system in Montgomery County, MD, working to make affordable solar energy available to subscribers under a community solar model, which gives people access to solar power without needing to install panels.

THE PROJECT

ECLF provided \$1.3 million in permanent financing to Free Rein Solar Farm for the construction and permanent financing of a 1.45 megawatt (MWdc) ground mounted solar photovoltaic (PV) facility located on 6.5 acres on the Free Rein Horse Farm in the agricultural reserve in Montgomery County, MD.

WHY IT MATTERS

The loan will help to create 1.45 MW of solar PV which will provide clean energy resources to approximately 200 households. Thirty percent of the subscriptions will be set aside to low- to moderate-income households.



Borrower: Free Rein, LLC
Total Development Cost: \$4.0M
Financing Amount: \$1.3M
Financing Purpose: Mini-Perm

Capacity of energy produced in kWh: 1,450



Renaissance Square III

Forth Worth, TX

Affordable Housing – Multifamily

Columbia Residential, based in Atlanta, Georgia, is an integrated real estate company specializing in affordable development and property management.

THE PROJECT

ECLF provided \$1.0 million in predevelopment financing for the new construction of 100 affordable units in Fort Worth, TX. The development will bring an array of amenities including a community room, business center, laundry facilities, dog park, playfield, grill and gazebo area. The property will be built to the National Green Building Standards for energy efficiency, sustainability, and green building practices. Read more [here](#).

WHY IT MATTERS

Renaissance Square is a partnership with Renaissance Heights Foundation, a Purpose-Built Communities affiliate, and is the third and final phase of a multifamily development. The project will have 25 units set aside for permanent supportive housing where the Salvation of Army of North Texas will provide on-site case management and rental assistance.



Borrower: Columbia Residential
Total Development Cost: \$32.6M
Financing Amount: \$1.0M
Financing Purpose: Predevelopment

of Units: 100
AMI Served: 13 units < 30%, 12 units < 50%, 75 units < 80%
of homes with supportive housing services: 25
Green Building Standard: National Green Building Standard



DREAM Charter School

Bronx, NY

Access to Essential Services - Education

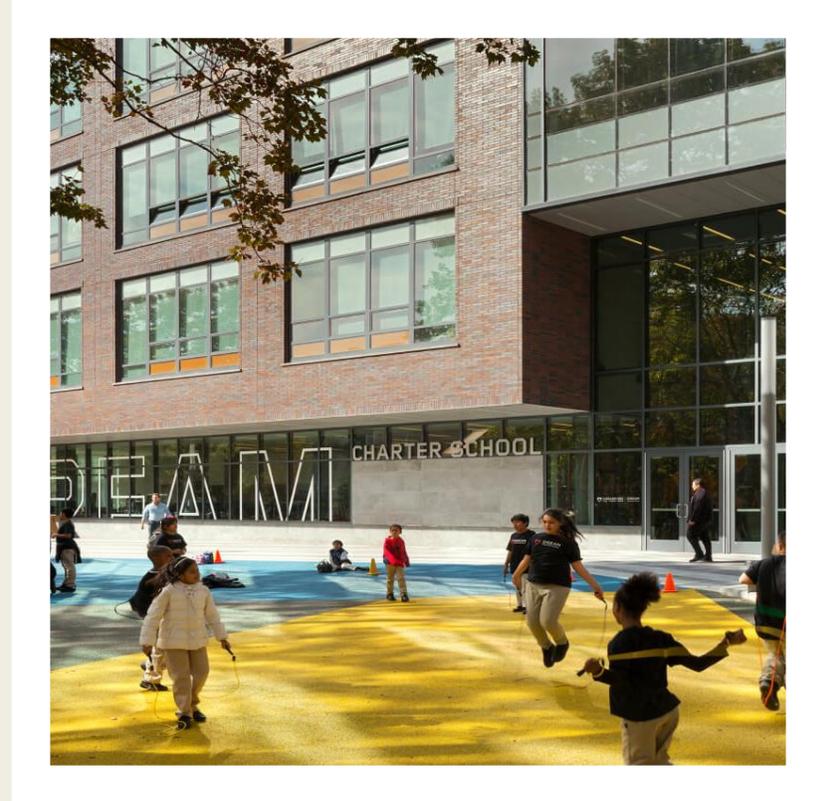
DREAM provides youth with opportunities to play, learn, and grow with a mission to level the field by empowering all children to recognize their potential and realize their dreams.

THE PROJECT

ECLF provided \$6.3 million in mini-perm financing toward the financing of core-and-shell construction of a school facility for occupancy by DREAM Charter Schools. The school will relocate to the project site, which is located at the base of a new residential development with approximately 750 units of affordable housing. DREAM has signed a long-term sublease for the space and will occupy 89,500 square feet in the first two stories of the existing building along with a below-grade gymnasium.

WHY IT MATTERS

DREAM network provides quality education, tutoring, sports, and enrichment programs through thoughtful community-based partnerships. This Project will create a new campus and permanent home for DREAM Highbridge.



Borrower: DREAM

Total Development Cost: \$31.5M

Financing Amount: \$6.3M

Financing Purpose: Mini-Perm

of square feet: 89,500

of students: 783

Green Building Standard: Project will utilize features that will allow it to save energy, water, and reduce its carbon footprint



Residences on Acoma

Denver, CO

Affordable Housing – Multifamily

Second Chance Center is a Colorado based nonprofit organization determined to be the state’s premier community re-entry program and a model for the nation.

THE PROJECT

ECLF provided \$3.5 million in predevelopment and acquisition financing to Second Chance Center for the new construction of a 128-unit LIHTC project in Denver, CO. The subject loan will create an opportunity for the development of 128 affordable homes, of which 60 of the units will be permanent supportive housing.

WHY IT MATTERS

The subject loan provides financing to a BIPOC developer who is building its pipeline of projects that serve formally incarcerated persons who need services so they can be re-introduced to the community and live successful and fulfilling lives after incarceration. Learn more about Second Chance Center [here](#).



Borrower: Second Chance Center
Total Development Cost: \$45.8M
Financing Amount: \$3.5M
Financing Purpose: Predevelopment & Acquisition

of Units: 128
of homes with supportive housing services: 60
AMI Served: 60 units <30% AMI; 45 units <50% AMI; 23 units <80% AMI
Green Building Standard: Enterprise Green Communities



Louisiana Avenue Firehouse

New Orleans, LA

Affordable Housing – Multifamily + Commercial

People's Housing+ (PH+) was created through the strategic merger of three New Orleans based Community Development Corporations: Home By Hand, Crescent City Community Land Trust, and Tulane Canal Neighborhood Development Corporation. They are an affordable housing developer and community land trust created to address all stages of wealth building to ensure that Black New Orleanians can have access to affordable housing and create generational wealth.

THE PROJECT

ECLF provided \$250K of predevelopment lending to PH+ for the adaptive reuse of a historic firehouse into a mixed-use affordable rental housing and early childcare education facility in the Central City neighborhood of New Orleans, LA.

WHY IT MATTERS

This project will be PH+'s first multifamily rental and mixed-use development. The co-location of affordable housing with high quality accessible childcare is an opportunity to address two of the greatest needs facing New Orleans.



Borrower: People's Housing+
Total Development Cost: \$6.7M
Financing Amount: \$250K
Financing Purpose: Predevelopment

of Units: 7
AMI Served: 2 units <50%; 5 units <80%
of square feet educational facility : 3,697
of daycare slots: 65
Green Building Standard: Enterprise Green Communities



Findlay Market

Cincinnati, OH

Affordable Housing – Multifamily + Commercial

The Model Group is a mission focused for-profit developer that works to positively transform communities by revitalizing vacant and blighted urban blocks into high quality mixed-use communities, by developing high impact affordable housing, and by building for owners with a partnership approach to general contracting.

THE PROJECT

ECLF provided \$6 million in construction financing to The Model Group for the re-development of ten walk-up buildings co-located around the historic Findlay Market in Cincinnati, OH.

WHY IT MATTERS

This project will support the redevelopment of commercial and rental space in the Over-the-Rhine neighborhood, resulting in 51 residential units, of which 26 will be restricted at 80% of AMI. It will also support the creation of commercial space for local businesses and help expand Findlay Market's commitment to fresh and healthy food access for lower-income residents.



Borrower: The Model Group, Inc.
Total Development Cost: \$27.1M
Financing Amount: \$6.0M
Financing Purpose: Construction

of Units: 51
AMI Served: 26 unit <80%; 25 units ≥121%
of square feet commercial: 30,193



Residences at Chosewood Park

Atlanta, GA

Affordable Housing – Multifamily

Gorman & Company, LLC works to revitalize communities through innovative housing partnerships and specializes in downtown revitalization, development and preservation of affordable housing, workforce housing, and the adaptive reuse of significant historic buildings.

THE PROJECT

ECLF provided \$2.7 million in acquisition financing to Gorman & Company to construct 107 units of mixed income units in Atlanta, GA. The financing was provided through two loans, a \$1.9M loan from ECLF and a \$828K loan through the Atlanta Transit Oriented Development (TOD) Fund in partnership with Invest Atlanta.

WHY IT MATTERS

This project will provide affordable housing 900 feet from the Atlanta Beltline, the most comprehensive transportation and economic development effort ever undertaken in the City of Atlanta.



Borrower: Gorman & Company, LLC
Total Development Cost: \$42.5M
Financing Amount: \$2.7M
Financing Purpose: Acquisition

of Units: 107
AMI Served: 56 units <50%; 34 units <80%; 17 units ≥ 121%



**We are here for impact.
We are here for change.
Join us.**