



# Investment-Grade Rated Opportunity to Invest in Underestimated U.S. Communities

Capital Impact Investment Notes provide a unique opportunity for individuals and organizations to invest in our nationwide efforts to create impact with underestimated communities. We are one of a select few mission-focused financial institutions to receive investment-grade ratings from both S&P Global and Fitch Ratings and an opinion from S&P Global Ratings on alignment with Social Bond Principles.



## Capital Impact Investment Notes Highlights

<b>Total Offering</b>	\$250,000,000
<b>Financial Return</b>	Fixed interest rates; Terms up to 20 years
<b>Social Return</b>	Delivers social impact to underestimated communities across multiple sectors nationwide. S&P Global Ratings has opined that Capital Impact's Social Bond Framework is fully aligned with the 2023 Social Bond Principles of the International Capital Market Association (ICMA).
<b>Min Investment</b>	\$1,000
<b>Corporate Rated</b>	S&P Global and Fitch Ratings have both assigned the Capital Impact Investment Note an investment-grade rating. Full rating details can be downloaded from our website.*
<b>Convenience</b>	Available for purchase through your brokerage account
For more information, visit <a href="http://www.capitalimpact.org/invest">www.capitalimpact.org/invest</a>	



\*Ratings from S&P Global and Fitch Ratings are not a recommendation to buy, sell, or hold Notes and may be subject to suspension, reduction, or withdrawal at any time by the respective rating agencies. Please check the pricing supplement on our website for the ratings assigned to the Notes currently being offered for sale.

**DISCLAIMER:** 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 Pricing Supplement) for each of the respective notes. 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.capitalimpact.org/prospectus](http://www.capitalimpact.org/prospectus). Investors are urged to review the current Prospectus before making any investment decision. No state or federal securities regulators have passed on or endorsed the merits of the offering of Notes. Any representation to the contrary is unlawful. The notes will not be insured or guaranteed by the FDIC, SIPC or other governmental agency.

# DELIVERING SOCIAL IMPACT IN COMMUNITIES NATIONWIDE

We have invested over **\$3.3 BILLION** to serve **6 MILLION PEOPLE** and create nearly **39,000 JOBS** in sectors critical in supporting underestimated communities.



**Deployed \$1 Billion**  
To Community Health Centers  
Providing Care to nearly  
4 Million Patients



**Deployed \$1 Billion**  
To Charter Schools  
Educating 3,000  
Students Annually

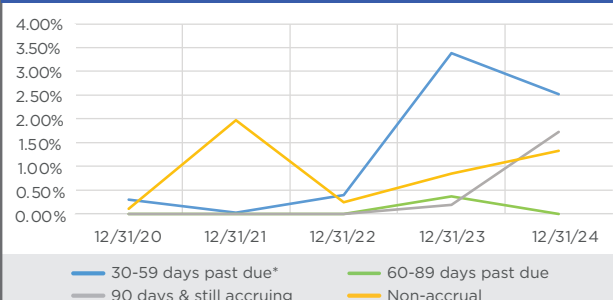


**Deployed \$200+ Million**  
To Healthy Food Retailers  
Serving 1 Million  
Customers

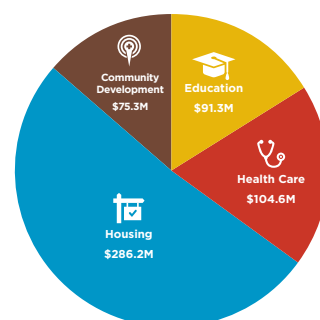


**Deployed \$765+ Million**  
To Affordable Housing Developers  
Creating 44,000  
Homes

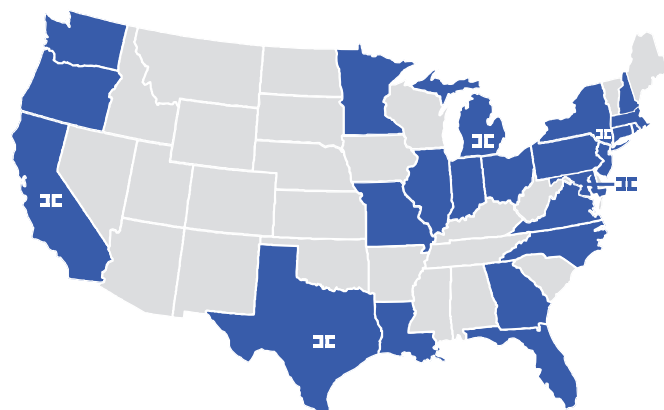
## Loan Portfolio Delinquency / Total Loan Portfolio



\*In 2024, Capital Impact experienced an increase in loan loss and past due loans primarily related to loans in the affordable housing section. Past due loans generally represent loans with either maturity default or other form of covenant default/violations where Capital Impact is working directly with the borrowers and/or the participating lenders on extensions, modifications and other forms of loan amendment to assist the borrowers. The increase in delinquencies as of 12/31/24 as compared to prior periods resulted from a variety of factors, but most generally due to cash flow shortfalls with our borrowers due to property management issues and occupancy and lease up challenges. In addition, inflationary pressure, higher insurance and other operating costs, and limited external subsidy dollars delayed stabilization and take-out financing across the sector.



ON-BALANCE SHEET LOAN PORTFOLIO  
**\$557.3 MILLION**



CREATING SOCIAL IMPACT  
from Coast to Coast

■ 2024 Strong Active Loans ■ Capital Impact Offices

## Debt & Net Asset Composition

as of 12/31/2024

### Debt:

Revolving Lines of Credit	\$83,000,000
Notes Payable	\$64,289,530
Capital Impact Investment Note	\$380,296,000
Subordinated debt	\$14,500,000
FHLB-A	\$24,000,000
Bond Loan Payable	\$10,000,000
Subtotal Debt	\$576,085,530
Less Investor Notes issuance costs	(\$3,166,501)
<b>Total Debt <sup>(4)</sup></b>	<b>\$572,919,029</b>

### Net Assets:

Without Donor Restrictions <sup>(1)</sup>	\$133,312,603
Noncontrolling Interest <sup>(2)</sup>	\$1,281,113
Total Net Assets without donor restrictions	\$134,593,716
With Donor Restrictions <sup>(3)</sup>	\$45,794,563
<b>Total Net Assets</b>	<b>\$180,388,279</b>
<b>Total Capitalization</b>	<b>\$753,307,308</b>

<sup>(1)</sup> Net assets without donor restrictions have no external restrictions regarding their use or function.

<sup>(2)</sup> Represents the non-managing member's 70% equity interest in Community Investment Impact Fund, which is exclusive of Capital Impact's equity interest.

As of December 31, 2024, the non-managing member's equity in Community Investment Impact Fund, LLC has decreased to 13%.

<sup>(3)</sup> Net assets with donor restrictions have donor-imposed restrictions such as (i) fulfilling a specified purpose, and/or (ii) the passage of a specified amount of time regarding use or function.

<sup>(4)</sup> Total Debt does not include subsidiary debt or lease obligations.



Contact us at [invest@capitalimpact.org](mailto:invest@capitalimpact.org) | [www.capitalimpact.org](http://www.capitalimpact.org)