

EDI Real Estate Developers Training Initiative

In an effort to better ensure that emerging real estate developers are able to participate in local growth and revitalization efforts, we have launched the EDI Real Estate Developers Training Initiative (EDI).

Charting a new path toward economic opportunity, this program combines our local knowledge, partnerships, and key strengths – including program design and project financing – to support community-rooted real estate developers in growing their careers and renewing communities.



Helping Community-Rooted Developers Lead Revitalization Efforts

Participant Selection Criteria

- Actively working to further careers in real estate development in one of our identified EDI geographies
- Living in and having a strong connection to the city in which they work
- Having some real estate development experience
- Demonstrating a commitment to revitalization efforts centered around community needs
- Being underway or intending to develop multifamily or mixed-use real estate projects to address the region's supply of housing

EDI Works to Broaden Participants' Skills and Opportunities Through Three Key Areas:

- **Training:** Program participants engage in formal mixed-use real estate development training, workshops with local development experts and city leaders, and discussions around challenges and opportunities for developers of color in metropolitan regions;
- **Mentorship:** Participants receive one-on-one support from developer or finance mentors. These local experts provide project-specific guidance to further participants' real estate development efforts; and
- **Financing:** We work with program participants to connect them to project financing options, leveraging the tools they have gained to strengthen their financing applications.

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Offering a Continuum of Lending, Investment, and Advising Solutions

Across the Momentus Capital branded family of organizations, we offer solutions for entrepreneurs, community-based organizations, & local leaders at every growth stage – from inception to expansion. We can provide you with the capital & opportunities you deserve.



Small Business
Lending



Commercial
Real Estate



Community
Development
Real Estate



Community
Development
Working Capital



Impact
Investments



Business
Advising
& Training

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IC CAPITAL
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Small
Business
Finance

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SECURITIES

*Investment banking & transaction advisory services provided by Momentus Securities, an SEC-registered broker-dealer, MSRB-registered, & a FINRA/SIPC member.

Providing People Access to the Capital & Opportunities They Deserve

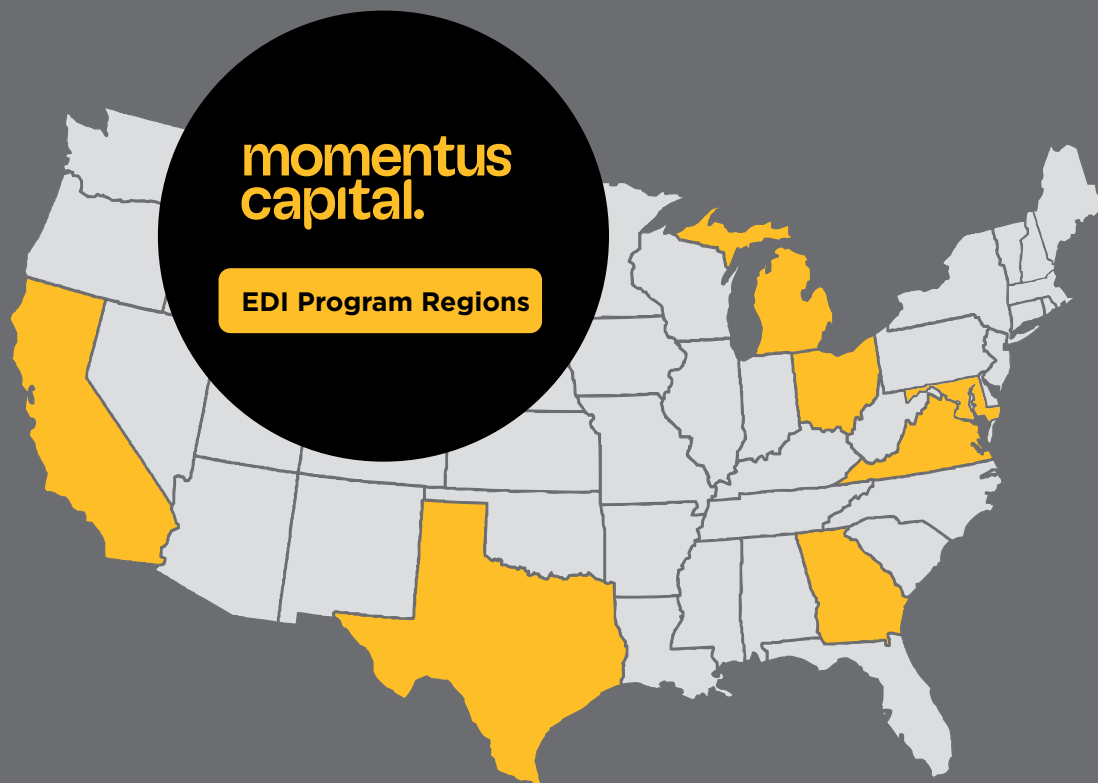


Program Goals

- Provide a holistic solution that builds capacity, increases access to opportunities, and reduces wealth disparities. In doing so, the program helps ensure economic growth and community-focused development;
- Support the development projects of community-rooted real estate developers with limited experience and who are potentially undercapitalized. Target projects are typically smaller in size (six to 20 units), require approximately \$2 million in costs, and are located in one of Momentum Capital's target investment areas in an identified EDI geography;
- Create flexible financing and capacity building tools that can be customized to each participant's experience and needs to ensure long-term career growth; and
- Replicate the program in key metropolitan cities.

Supporting Emerging Developers Nationally

Regional EDI Contacts



Detroit, MI/Cleveland, OH
Rieanna Stewart
rstewart@capitalimpact.org
703.215.7849

Washington Metro
Melissa Stallings
mstallings@capitalimpact.org
703.967.3615

Bay Area
Caitlin Keane
ckeane@capitalimpact.org
703.647.2389

Dallas, TX
Aaron Gougis
agougis@capitalimpact.org
703.647.2326

Atlanta, GA
Tommy Lester
tlester@capitalimpact.org
571.560.1364

To learn more about EDI, please visit www.capitalimpact.org/edi or contact: Director, National Real Estate Programs: Jeff Mosley | Developer_Inquiry@capitalimpact.org

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