



Innovative Financing To Build Age-Friendly Communities

Age Strong™ Investment Fund

Created in partnership with AARP, AARP Foundation, and Calvert Foundation, the Age Strong™ investment fund focuses on the needs of the 50+, low-income population.

Through this initiative, Capital Impact Partners provides direct financing for projects that enable older adults to age in their communities as well as those that transform the long-term care system.

This includes lending to Federally Qualified Health Centers that coordinate elder-care services, healthy food enterprises, homelike care facilities, and other innovations that create opportunities for underserved individuals 50 and older to age healthier.

Key Features:

- ▶ Mission-driven lending initiative designed to increase access to quality services for low-to-moderate-income individuals ages 50+
- ▶ Financing solutions tailored to meet your individual project needs
- ▶ Expertise working with both single-site operators and multi-site organizations
- ▶ Better terms and lower transaction costs than traditional banks

We invite you to apply for a loan through Capital Impact Partners.

Sample Terms	
Loan Amount:	\$500,000 to \$5,000,000+
Term:	Up to 10 years
Payments:	Payments vary based on loan type. Your loan officer can provide final details based on individual circumstances. Examples include: <ul style="list-style-type: none"> ▶ Leverage loan: interest only ▶ Facility/mini-perm: P&I (15-20 year amortization) ▶ Equipment loan: 7-year fully amortizing
Interest Rate:	Rates fixed at closing, indexed to benchmark. Rate resets may apply.
Fees:	Origination fee of 1.25%
Loan Purpose:	Financing of community or economic development projects that provide positive benefits for the 50+, low-income population, including: <ul style="list-style-type: none"> ▶ Real estate acquisition ▶ Construction and property improvement ▶ Equipment purchase
Collateral:	Up to 85% LTV on real estate, business assets considered.

Financing subject to underwriting approval.

TRANSFORMING UNDERSERVED COMMUNITIES INTO STRONG, VIBRANT PLACES OF OPPORTUNITY



CAPITAL IMPACT
PARTNERS

a mission-driven Community
Development Financial Institution



30
YEARS

experience working in
underserved communities



\$2.5
BILLION

invested in projects that
deliver social impact

Strategic Financing



Program Incubation



Capacity Building

To learn more about how we can help you, contact
Ian Wiesner at 313.230.1116 or iwiesner@capitalimpact.org

Whatever your financing need CAPITAL IMPACT HAS DONE IT

Supporting projects that help older, low-income individuals to age independently and with dignity is critical to Capital Impact Partners' investment and social impact strategy.

We are more than just investors, we are your partners.

In addition to Age Strong™, Capital Impact brings together a broad range of capabilities to help build and scale projects that foster healthy aging, including:

- ▶ Providing a wide range of loans for acquisition, new construction, renovation/rehabilitation, equipment, working capital, and other needs
- ▶ Supporting and spreading innovative practices that improve long-term care and health outcomes
- ▶ Improving the alignment of aging services through public policy engagement and capacity building efforts

INNOVATIVE FACILITY FINANCING

Age-Friendly Deals	Loan Amount	Impact
Meals on Wheels of Tarrant County Fort Worth, TX	\$5.8 Million New Markets Tax Credit financing	Construction of a new facility to increase meal deliveries to elderly population
The Green House Homes at Mirasol Loveland, CO	\$5.8 Million loan + \$8 Million New Markets Tax Credit financing	Construction of campus where residents can age in homelike setting with nursing care provided
Center for Elders' Independence Oakland, CA	\$1.25 Million refinancing	Support of PACE program for those requiring caregiving services at home
Paraprofessional Healthcare Institute Bronx, NY	\$1 Million line of credit	Support for program that improves the lives of the workers who provide elder care
Innovative Development & Living Solutions Clovis, CA	\$175,000 pre-development financing	Development of safe, decent, and affordable housing options for older adults

Age-Friendly Communities Support Our Larger Vision

Capital Impact Partners champions social and economic justice for underserved communities, transforming them into communities of opportunity that foster good health, economic opportunity, and interconnectedness. Through mission-driven lending, incubating social impact programs, impact investing, and policy reform, we partner with local communities to help create equitable access to health care and education, healthy foods, affordable housing, and dignified aging for those most in need.



2.5 MILLION

PATIENTS
receiving health care at
533 community health centers



253,000

STUDENTS
in 248 high-quality
charter schools



1.1 MILLION

PEOPLE
with access to healthy
food from 88 local retailers



37,000

ELDERS
aging in their community
through 190 communities



38,000

AFFORDABLE HOUSING
units in 246
communities



870,000

COOPERATIVE CUSTOMERS
served by 291
co-op businesses

WE HAVE DEPLOYED OVER **\$2.5 BILLION** TO SERVE NEARLY
5 MILLION PEOPLE AND CREATE MORE THAN **32,500 JOBS**
NATIONWIDE IN SECTORS CRITICAL TO VIBRANT COMMUNITIES.



CAPITAL IMPACT
PARTNERS

