

Partners for the Common Good & OFN

\$50MM Economic Justice Partnership Fund (EJP)

Financing Available for CDFI Loan Funds to Invest In Affordable Housing and Community Facility Projects



OVERVIEW

Partners for the Common Good (PCG) + Opportunity Finance Network (OFN), joined forces to create the Economic Justice Partnership Fund (EJP) in 2021. EJP is an innovative special purpose, off-balance sheet entity focused on economic justice, providing flexible capital to nonprofit CDFI loan funds that create access to fixed rate financing for their borrowers.

EJP has a special emphasis on partnering with small to mid-sized CDFI loan funds who lend to BIPOC borrowers that create, preserve, or expand community facilities and affordable housing in urban, rural and Native areas in the United States.

Partners for the Common Good manages the EJP Fund, and originates/services the loans.

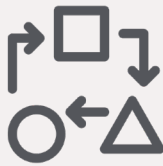
Learn More about this fund and how it could help your CDFI business.

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KEY HIGHLIGHTS



Funding for **affordable housing and community facilities** benefiting low-income communities



Acquisition • Bridge • **Construction** • Rehabilitation • **Mini-Perm** (or in combination)



Up to **\$6MM loan size** (stand alone or pari-passu lender on even larger deals)



Project borrower rates typically range between **5-6%**



Lending partner rate earned, **7%**

** Approximately 6% of total loan amount in a subordinate position.



First lien on real estate, or acceptable collateral, **Up to 90% LTV**, minimum 1.15x DSC



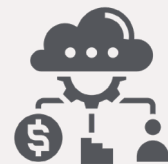
Origination fee on subordinate loan amount/participation amount – plus **7.5 bps** on aggregate loan amount



No servicing fee charged



Enhances ability to **originate larger loans**



A solution that eliminates the need to have multiple participants to make larger deals happen

With a focus on smaller CDFIs, and minority-led borrowers as well as projects in rural and Native lands, the EJP Fund is a unique and innovative financing source providing critical, flexible capital.