



## Catalyst Construction to Term Loan

Finance implementation of clean energy and resiliency improvements for your existing nonprofit or multifamily property



### **Catalyst provides flexible financing that works**

The Catalyst Construction to Term Loan (“Catalyst”), offered by Inclusive Prosperity Capital, Inc., a financing partner of Michigan Saves, finances sustainable building solutions for mid-cycle properties\*, including nonprofit-owned buildings and affordable and market-rate multifamily housing. Catalyst provides flexible financing and alternative security options and is designed to work efficiently for properties with senior mortgages or lien restrictions.

A limited portion of the Catalyst-funded work may include energy-related resiliency and health and safety remediation that must be addressed before

energy improvements can be implemented.

### **Maximize savings with Catalyst Loans: Seamlessly integrate financing and leverage incentives**

Catalyst Loans are alternatively secured and designed to work seamlessly with existing mortgages and other restrictions on adding new debt.

Experience the benefits of partially, or even fully, repaying your loan through energy and operating cost savings generated by your improvements. Projected clean energy savings typically include decreased electric, heating, cooling, water use, operations, maintenance, and insurance costs.

*\*New construction may also be eligible.*

## Catalyst Loan Terms & Eligibility Requirements

<b>Eligible Borrowers</b>	<ul style="list-style-type: none"> <li>• Nonprofit entities</li> <li>• For-profit entities</li> <li>• Condo associations</li> <li>• Housing cooperatives</li> <li>• Public housing authorities</li> </ul>
<b>Loan Minimum / Maximum</b>	<p>Minimum: \$100,000 Maximum: \$2,000,000</p>
<b>Loan Term</b>	7-20 years**
<b>Eligible Building Types</b>	<ul style="list-style-type: none"> <li>• Nonprofit-owned buildings</li> <li>• Affordable or market-rate multifamily housing (5+ units)</li> <li>• Cooperatives (5+ units)</li> <li>• Condominiums (5+ units)</li> </ul>
<b>Security</b>	May include: UCC-1s on installed equipment, assignment of PPA/ZREC income streams, collateral assignment of HOA fee income, reserve accounts, mortgage and subordinate mortgage
<b>Guarantees</b>	May include: joint and several corporate/parent
<b>Eligible Energy-Saving Measures</b>	<ul style="list-style-type: none"> <li>• Heat pumps or other high-efficiency HVAC equipment</li> <li>• Heat pump water heaters or other high-efficiency water heating equipment</li> <li>• Building management systems and equipment controls</li> <li>• Electrical system upgrades or other repairs needed for building electrification or solar</li> <li>• Building envelope improvements such as insulation and air sealing</li> <li>• Solar PV (and associated roof upgrades)</li> <li>• Energy storage solutions</li> <li>• Other renewable energy systems</li> <li>• Health &amp; safety remediation</li> <li>• Work required to achieve certification of high-performance building standards</li> <li>• Other ancillary, energy-related work, as qualified by IPC and subject to underwriting</li> </ul>

\*\*Limitations may apply. Not to exceed the estimated useful life of the underlying measures.

To learn more email [info@inclusiveteam.org](mailto:info@inclusiveteam.org) or visit [inclusiveprosperitycapital.org/catalyst](https://inclusiveprosperitycapital.org/catalyst)



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