



REAL ESTATE SUPPORT

Invest Detroit is a mission-driven lender and partner that supports business and real estate projects that will spark economic growth in Detroit by increasing density and job opportunities.

Our real estate program is committed to the financing of projects that enhance the surrounding areas and support inclusive development. Loan programs (such as the Strategic Neighborhood Fund) and technical assistance are offered for both established and promising new developers on multi-family residential, mixed use, and commercial developments in targeted neighborhoods shown on the map below.

In accordance with federal laws and U.S. Department of the Treasury policy, this organization is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability.

To file a complaint of discrimination, write to:
U.S. Department of the Treasury,
Director, Office of Civil Rights and Equal Employment Opportunity
1500 Pennsylvania Avenue, N.W.,
Washington, DC 20220

call (202) 622-1160, or send an e-mail to:
crcomplaints@treasury.gov



LOAN PROGRAMS CAN SUPPORT

- 1 Acquisition
- 2 Predevelopment
- 3 Construction
- 4 Term loans
- 5 Bridge Loans



TRANSACTION SIZE

Typical range is
\$150,000 - \$2,500,000



LOAN PRICING

6% - 8%



FEES

1% - 3%

in application fees can be incurred for admin/
servicing, extensions, non-use, and conversion,
as applicable.



ELIGIBLE BORROWERS

Financing is typically provided to borrowers with successful prior experience, demonstrated financial strength, and a successful operating model.

New developers and startup businesses are eligible provided they have relevant experience with a viable business plan and opportunities for technical support.



LOAN TERMS

Terms are specific to each loan product

Acquisition, predevelopment, and bridge loans range from 1 to 3 years.

Construction and term loans range from 6 months to 7 years.



COLLATERAL

Senior or subordinate real estate mortgage on the property or a pledge of business assets in addition to guarantees of the principals.

For more information and to contact us about your project, visit www.investdetroit.com or call us at 313-259-6368.

Terms and conditions for financing are subject to change.



REAL ESTATE INVESTMENT AREAS