



## *Investing in neighborhood transformation*

A major barrier to neighborhood revitalization is the lack of financial resources needed for holistic community redevelopment. To address this, Spark created a loan fund, called Spark Capital, that enables holistic development projects to move forward that would otherwise struggle to make it.

*Our Spark Capital loan fund provides flexible lending products, with loans ranging between \$50,000-\$350,000.*

Our goal is to support mission-aligned holistic neighborhood revitalization in disinvested areas of Omaha.



**MISSION**  
*Spark exists to profoundly transform disinvested neighborhoods into thriving and prosperous communities*

## WHAT WE FINANCE

Spark Capital's products and services are responsive and flexible to our community's diverse investment opportunities and needs.



**Housing** – financing for the conservation and/or development of rental and for-sale housing, including multi- or single-family homes, and affordable or market rate units, where the latter serves a community development purpose



**Economic Development** – financing for commercial and mixed-use development located in and/or serving low- and moderate-income neighborhoods and tenants



**Education** – financing for childcare and educational facilities that serve low- and moderate-income communities and families



**Health & Wellness** – financing for healthcare facilities and businesses in designated food deserts that increase access to healthy food

## WHO WE SERVE

- Nonprofit & for-profit real estate developers
- Public & quasi-public entities, such as housing authorities & land banks
- Community Development Corporations
- Early childhood program operators
- Healthy food businesses
- Federally Qualified Health Centers & community health centers
- Special purpose entities
- Emerging developers working in low- and moderate-income neighborhoods

## WHERE WE WORK



While our resources are available to low- and moderate-income neighborhoods throughout Douglas and Sarpy counties in Nebraska, we place a *heightened focus on North and South Omaha* in an effort to provide much needed resources for ongoing neighborhood revitalization.



## HOW WE HELP

To better support emerging real estate developers, Spark Capital also provides the following types of technical assistance and educational services:

Assistance structuring community-based partnerships and layering the financing needed for successful real estate deals



Mentoring, partnership, and one-on-one technical assistance for developers who are early in their careers in neighborhood revitalization

Real estate development and finance training for emerging developers, nonprofit and public-sector partners



Developer Academy, Deep Dive sessions, and technical assistance for women and minority developers working in disinvested neighborhoods

To ensure the portfolio's solvency and diversification, no more than 25% of the fund will be in any one loan type, and no more than 15% of the fund will be invested in any one project.

This chart reflects our general lending terms.

LOAN TYPE	USE OF FUNDS	TERM
<i>Predevelopment</i>	planning, design, engineering and environmental	line of credit with revolving or non-revolving feature term max = 24 months
<i>Acquisition</i>	property purchase and closing	single advance term max = 36 months
<i>Construction</i>	new construction and rehabilitation	non-revolving line of credit or single advance term max = 24 months
<i>Bridge</i>	shorter-term, interim financing	single advance term max = 36 months

AVERAGE LOAN AMOUNTS \$50,000 - \$350,000



To request more information or to invest in Spark Capital, contact

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Loan applications are available online at  
[www.sparkcdi.org/spark-capital](http://www.sparkcdi.org/spark-capital)