

STRATEGIC INVESTMENT FUND PARTNERS (“SIF” OR THE “FUND”)

Strategic Investment Fund Partners (“SIF” or the “Fund”) is a private sector source of financing for investments and loans to projects with the potential of creating significant economic impacts in communities around the 12-county region of Southwest Pennsylvania.

Founded in 1996 and now managed by Regional Industrial Development Corporation of Southwest Pennsylvania (RIDC), the Fund’s objectives include job creation, community development and elimination of urban blight. The purpose of the Fund is to fill gaps in financing of those projects that align with one of the following strategies:

- Regional Cores Investment Strategy (“RCIS”) – regional cores provide opportunities for transformational investments that spark economic growth. RCIS supports regional downtowns by maintaining quality office space, converting vacant buildings, and investing in desirable amenities for workers, residents, and visitors.
- Research & Development Led Industry Strategy (“RDIS”) – RDIS aims to develop properties integral for the growth of research and development driven companies.
- Strategic Site Acquisition Strategy (“SSAS”) – SSAS provides purchasing power when certain projects advance the goals of RCIS and RDIS.
- Innovation Strategy (“IS”) – the regional economy is evolving rapidly and this strategy will enable SIF to remain flexible and responsive as new opportunities present themselves. IS recognizes that certain projects may fulfill SIF’s mission and objectives but not fit neatly into a preset category.

ALLOWABLE PROJECT TYPES INCLUDE, BUT ARE NOT LIMITED TO:

- Commercial and industrial real estate
- Office to residential conversion
- Multifamily residential
- New technology development
- Business attraction, retention, expansion, and creation
- Brownfield redevelopment
- Mixed-use
- Tenant fit-out
- Strategic site acquisition
- Speculative building and site development
- Financing of intermediaries

ELIGIBLE USES OF FUNDS INCLUDE, BUT ARE NOT LIMITED TO:

- Acquisition of real property (land and structures)
- Land development/infrastructure
- Rehabilitation and/or new construction
- Soft costs

- FF&E
- Working capital



TERMS OF LOAN OF INVESTMENT	
Borrower	Must be a domestic entity registered to do business in the Commonwealth of Pennsylvania
Loan Size	Minimum - \$500,000 Maximum - \$8,000,000
Equity	Borrowers may be required to have invested equity in the form of cash or other assets of at least 10% of the Total Project Cost.
Facility Type	• Senior Debt • Subordinate Debt • Bridge Debt • Equity Investment
Interest Rate	Interest rate will be determined on a case-by-case basis depending on the following factors: • Length of term • Strength of Borrower and/or Guarantor • Collateral and collateral position • Repayment terms • Community impact • Facility type
Term	Loan Terms • Minimum loan term twelve (12) months • Maximum loan term ten (10) years • Maximum interest only/draw period thirty-six (36) months. Actual interest only/draw period will be determined based on construction and lease-up timelines. Equity Terms • An equity interest should be held for a period of not less than five (5) years and not more than ten (10) years.
Amortization	The amortization of the facility can range from fully amortizing over the term of the loan to twenty-five (25) years.
Closing Fee	The closing fee is determined by the aggregate approved amount as follows: • 1% of the aggregate approved amount of \$2,000,000 or more • 1.5% of the aggregate approved amount between \$1,000,000 and \$1,999,999 • 2% of the aggregate approved amount up to \$999,999
Expenses	Borrower is responsible for the costs of outside legal representation for Lender, recording, filing, appraisal, and other third-party fees associated with loan processing, lien perfection, lien release, and any and all fees related to construction draw(s).

For more information, or to submit an application, please contact:
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