

Regional Development Company

Northwest Indiana Regional Growth Fund





Who is the **Regional Development Company?**

A mission-driven Certified Development Company (CDC) serving small businesses throughout the State of Indiana and the Chicagoland area, spanning Cook, Will, Grundy, Kendall, DuPage, Kane, DeKalb, Lake, and McHenry counties

Why the RDC?

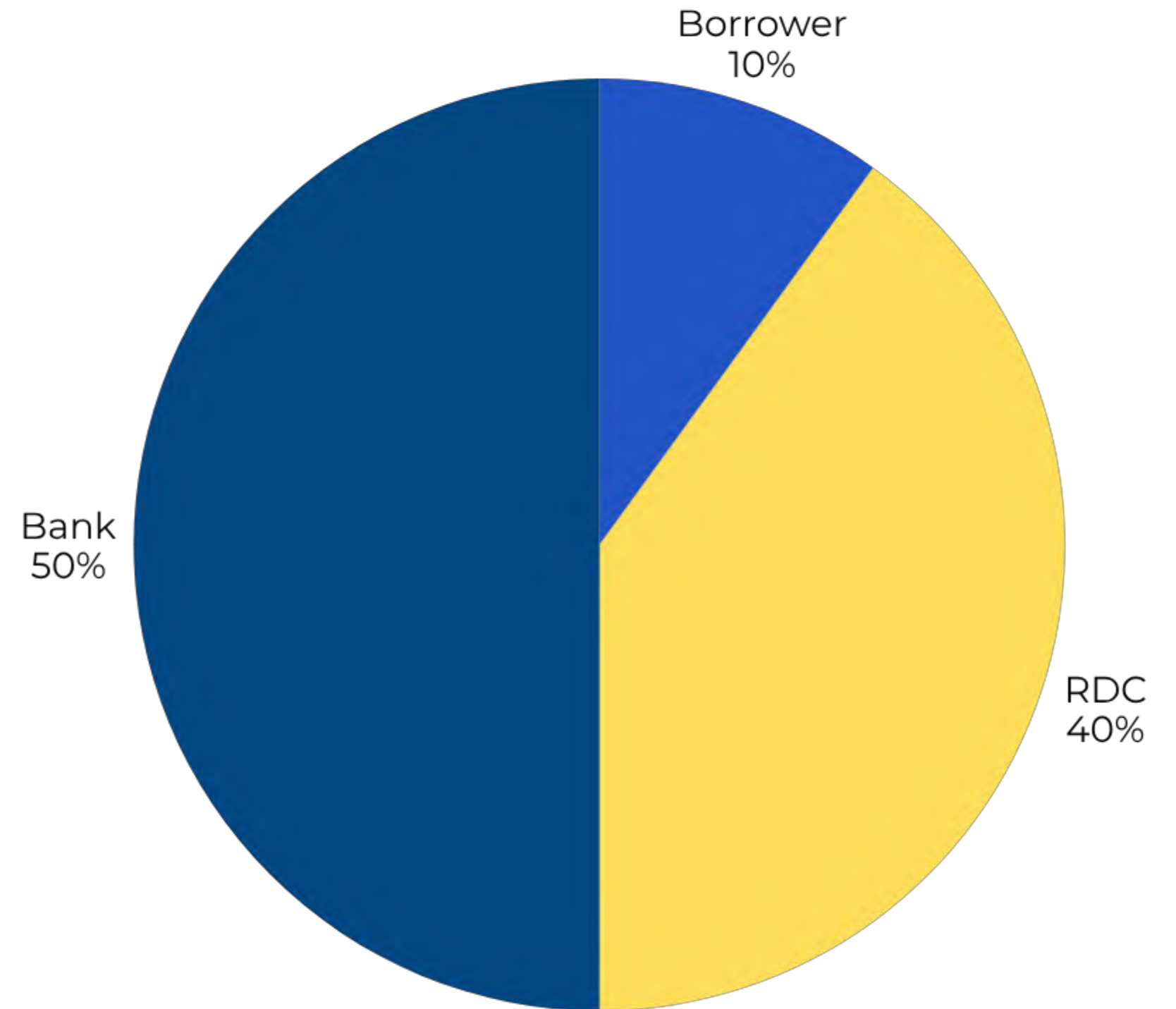
- Over 30 years of experience
- We always charge the LOWEST ongoing CDC fee of .625%, regardless of project type
- We DO NOT charge the borrower 1% of the project cost at the time of approval



**Signature Banquets
New Construction
Funded: 2014**

What is the SBA 504 Loan Program?

- Purchase a commercial property with as little as **10% down**
- 25-year fixed rate, currently **5.95%** (May 2026)
- Owner-occupied commercial real estate & equipment
- Projects from \$150,000 to \$12 million



What is Eligible for Financing?

- Purchase of an existing building
- Purchase and renovation of an existing building
- Purchase of land and construction of a new building
- Purchase of new or used large equipment

*Must be a for-profit business * No residential * No investment property*



**Anytime Fitness
New Construction**

Who is the typical 504 borrower?

Industrial

- Industrial Manufacturing
- Distribution Centers
- Construction Contractors
- Machine Shops

Agriculture

- Chicken Farm
- Soybean Farms
- Slaughterhouse

Service

- Veterinary Clinics
- Real Estate Offices
- Auto Repair Shops
- Pharmacies

Retail

- Golf Courses
- Breweries
- Sports Facilities
- Car Dealerships
- Franchises

Other

- Self-Storage Facilities
 - Gas Stations & C-Stores
 - Funeral Homes
 - Marianas
 - Assisted Living Facilities
-

What is **NOT** eligible for 504 financing?

- Franchise fees, working capital, start-up costs
- Purchase of inventory, goodwill, intangibles, customer lists, company name
- Purchase of **ANYTHING** with a VIN (cars, trucks, rolling stock, semi-trailers)
- Improvements to leased space
- Investment/rental property
- Boats and airplanes
- Residential property
- Non-profit organizations & municipalities

100% Financing!

A borrower can use the equity inherent in existing commercial property to obtain 100% expansion financing!

An appraisal is done at time of application to determine the allowable equity in the property

SBA 504 Debt Refinance

- Refinance your existing commercial mortgage
- Up to 90% loan-to-value
- Cash out of up to 20% of the appraised value
- Re-amortize payments over 10, 20 or 25 years at a fixed rate



**Trace Automotive
Purchase of Land &
Building
Funded: 2020**

The RDC

Can Make Your Dreams Come True

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NORTHWEST
INDIANA
REGIONAL
GROWTH FUND

Northwest Indiana Regional Growth Fund

Uplifting Communities Through Access to Capital

Mission

To be a catalyst for economic development by providing businesses with access to capital. The Northwest Indiana Regional Growth Fund (The Growth Fund) mission is to foster business growth through proactive community involvement and strong partnerships within the banking, real estate, and economic development sectors.



Bridging the Gap

There exists a need in Northwest Indiana for larger commercial lending that does not qualify for traditional bank or 504-partnered financing. This need is amplified by the depressed property values in low-to-moderate and rural areas. This financing gap will be filled by the creation of the Growth Fund

Lasting Solution

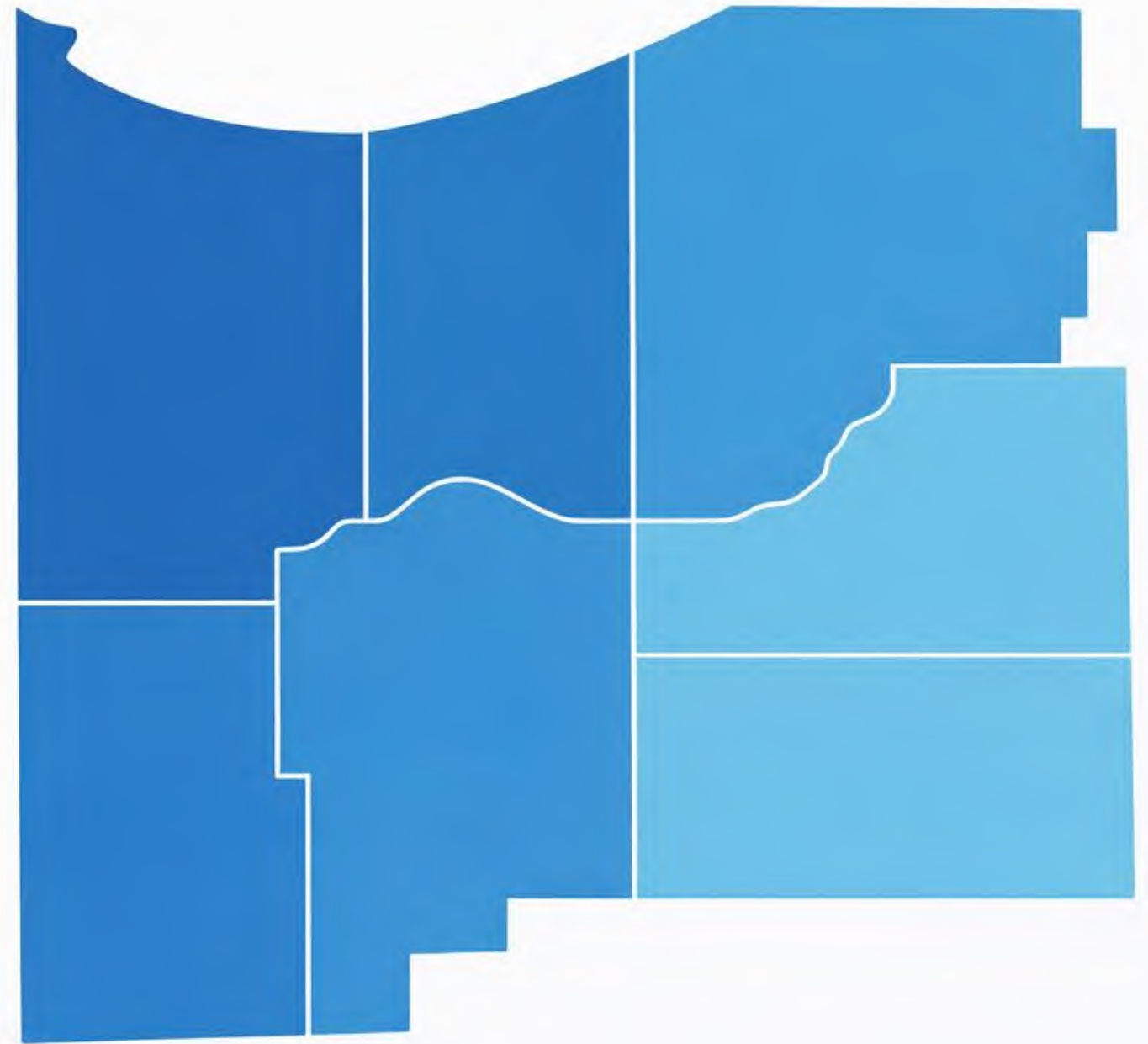
This financing gap can be filled by the creation of a Regional Revolving Loan Fund that will convert into a Community Development Financial Institution



**NORTHWEST
INDIANA
REGIONAL
GROWTH FUND**

Seven-County Coverage

The Fund will include seven County Region in Northwest Indiana, including Lake, Porter, LaPorte, Starke, Pulaski, Jasper, and Newton



Project Example 1

Commercial Park Development

Infrastructure Costs	\$5,000,000
Bank Financing (70% loan to cost)	\$3,500,000
Growth Fund	\$1,000,000
Developer Cash	\$500,000

*Paydown occurs over 24 months as lots are sold



Project Example 2

Municipal Development

Project Costs	\$20,000,000
Blight Grants	\$3,000,000
Municipal Bonding	\$14,000,000
Growth Fund	\$3,000,000

*Paydown with bi-annual redevelopment draws - 4 draws over 24 months



Project Example 3

Industrial Building Purchase

Appraised at \$7,500,000

Project Costs	\$8,000,000
Bank Financing (80% loan to value)	\$5,600,000
Growth Fund	\$1,600,000
Cash	\$800,000

*Bank refinances in 24 months when LTV and cash flow improves



THANK YOU!

Contact us!

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**Visit us at RDC504.org or
RDC504.org/GrowthFund**