



North Lawndale Impact Program

CIC offers low-cost construction loans and mezzanine debt to help preserve and improve multifamily (5+ units) housing in the North Lawndale community. This program supports naturally occurring affordable housing and is funded by the Steans Family Foundation and Wintrust.

CIC offers flexible financing options to fit your project needs, whether it's an acquisition, rehab, or refinance. Speak to a loan officer to learn more.

contact us today— **let's build together.**



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Loan Terms

First Mortgage + Mezzanine Financing

TERM

10 years (first mortgage)

Up to 5 years (mezzanine)

LOAN-TO-VALUE

Up to 90%

MAX DCR

1.15x

SECURITY

First and second mortgage on the property

PREPAYMENT

No prepayment penalty

RECOURSE

Full recourse to the borrower

*Interest rate: Permanent and Mezzanine Debt - CIC standard rate

Construction

TERM

Up to 24 months

INTEREST RATE:

Fixed 5.5%

With just one transaction and one closing, you can roll together:

- Permanent first mortgage
- Mezzanine financing
- Construction financing

This seamless structure is unique to CIC and a big advantage for new borrowers—saving you time, costs, and stress while getting your project off the ground.