



Synergy Loans are designed to help with everything from jump-starting a new business to expanding an existing one. These loans are made possible when you work with the Midwest Minnesota Community Development Corporation (MMCDC) to take advantage of the exciting opportunities offered by the federal government’s New Markets Tax Credit (NMTC) program. Ultimately, by offering Synergy Loans to businesses, we can increase development throughout communities, transforming them into better places to live and work.

Synergy Loans are tailored to suit the needs of a business and may include a combination of the following benefits:

The Borrower Saves Money

- Interest rates on Synergy Loans are **Below Market Rates**.
- Synergy Loans may include potential **Partial Debt Forgiveness**.

Less Cash Needed At Closing

- Synergy Loans have **Reduced Origination Fees**.
- The **Higher Loan-to-Value Ratio** means you need a smaller down payment.

Better Cash Flow

- **Interest-Only Payments** for seven years allow your business to grow faster.
- An **Extended Amortization Period** lowers your monthly payments.
- A **Reduced Debt Service Requirement** means you have more borrowing power.

For more information on Synergy Loans and other business assistance, contact MMCDC at (218) 847-3191 or visit www.mmcdc.com.

(Continued on reverse side)

Here’s an example of how a Synergy Loan can work for you:

Assuming a loan of \$600,000:

Proposed Product Benefits	Potential Benefits to Customer*
Saves Money Overall	Principal reduction of \$100,000 after 7 years
Requires Less Cash at Loan Closing	\$3000 lower origination fee: ≤ ½%
Improves Cash Flow	Over \$20,000 payment reduction per year

Estimated payment reductions over 7 years with Synergy Loans, \$243,000

* Not an actual customer; results will vary.
Terms and conditions may change.
Projects subject to underwriting and program requirements.

HERE'S WHAT A SYNERGY LOAN LOOKS LIKE:



**LEGAL EXPERTISE
AND FEES**



LEVERAGE LENDER

Provides loan

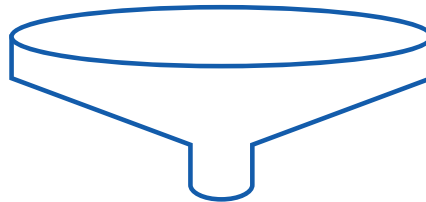
Receives monthly interest payment for 7 years followed by principal repayment



INSTITUTIONAL INVESTOR

Provides investment

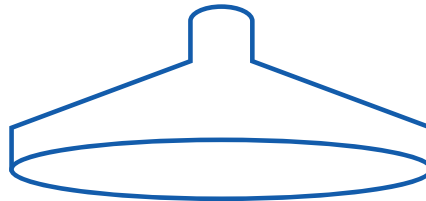
Receives credit against business income tax for seven years



**MMCDC Receives And
Distributes Payments**



**MMCDC Provides Loans To
Businesses According To
Federal Requirements**



**QUALIFYING BUSINESS
BORROWERS**

Provide monthly interest payment for 7 years

Repay or refinance principal after 7 years

Receive affordable, flexible financing

