

PEOPLE + PLACE



District 4 2024 Developers Summit

INVEST  DETROIT

WHO

We envision an economic future where revitalization is measured by the

WE

prosperity of residents and where every entrepreneur is equipped to flourish, compete, and reinvest locally.

ARE

We are people-first.

Four programs designed to catalyze economic growth:

- ▶ **REAL ESTATE**
- ▶ **COMMERCIAL AND INDUSTRIAL**
- ▶ **SMALL BUSINESS**
- ▶ **VENTURE INVESTMENT**

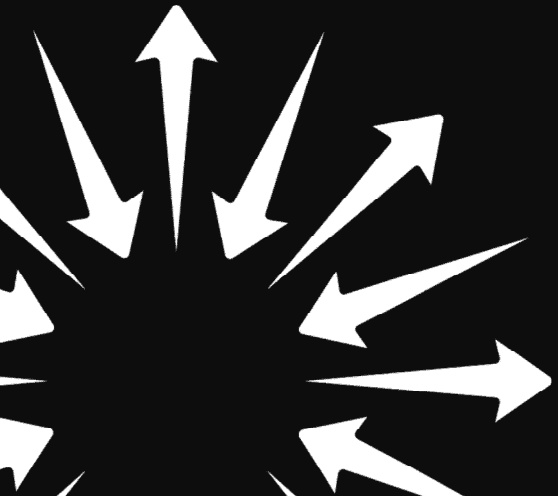
Four goals that utilize those programs:

- ▶ **DENSITY**
- ▶ **JOBS**
- ▶ **THRIVING NEIGHBORHOODS**
- ▶ **INCLUSIVITY**

Invest Detroit in 2023

DEPLOYMENT

*Including Lending, SNF,
and Venture*



**DEPLOYED
IN 2023
\$53M**

resulting in

68

Projects and
businesses
supported

2023 MILESTONES





Invest Detroit Impact Highlights

REAL ESTATE 27

- Cadieux Stage
- Brush 8
- Hosey Development LLC

SMALL BUSINESS 14

- Louisiana Creole Gumbo
- Pink Diamond Beauty Mall
- Farrow Group Inc.

C&I 4

- Detroit City Distillery
- Tasting Room
- Gayanga Co.
- Eastern Market Corporation

VENTURE 27

- AaDya Security
- Opnr
- Alerje Inc.

SNF 6

- The Ribbon
- Outer Drive Apartments
- La Joya Gardens

Invest Detroit focuses both on access to capital as well as the technical assistance and support our clients need.



“The experience with Invest Detroit was flawless, the staff are like family, they supported me through every single that I needed.”

Katrina Belin, Pink Diamond Beauty Mall



Invest Detroit Lending Real Estate



LOAN PROGRAMS CAN SUPPORT

- 1 Acquisition
- 2 Predevelopment
- 3 Construction
- 4 Term loans
- 5 Bridge Loans



TRANSACTION SIZE

Typical range is
\$150,000 - \$2,500,000



LOAN PRICING

8% - 9.5%



FEES

1% - 3%

in application fees can be incurred for admin/
servicing, extensions, non-use, and conversion,
as applicable.



ELIGIBLE BORROWERS

Financing is typically provided to borrowers
with successful prior experience, demonstrated
financial strength, and a successful operating
model.

New developers and startup businesses are
eligible provided they have relevant experience
with a viable business plan and opportunities for
technical support.



LOAN TERMS

Terms are specific to each loan product

Acquisition, predevelopment, and bridge loans
range from 1 to 3 years.

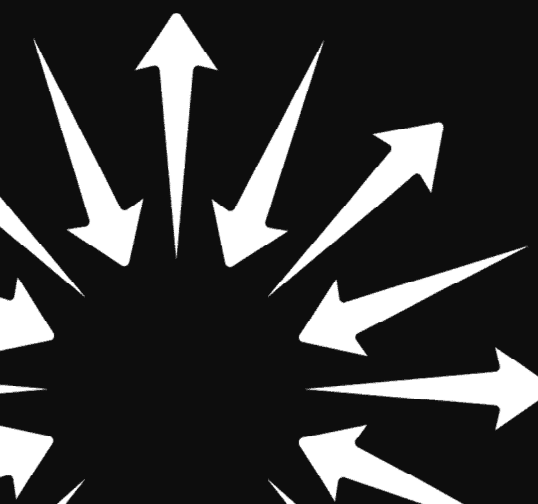
Construction and term loans range from 6 months
to 7 years.

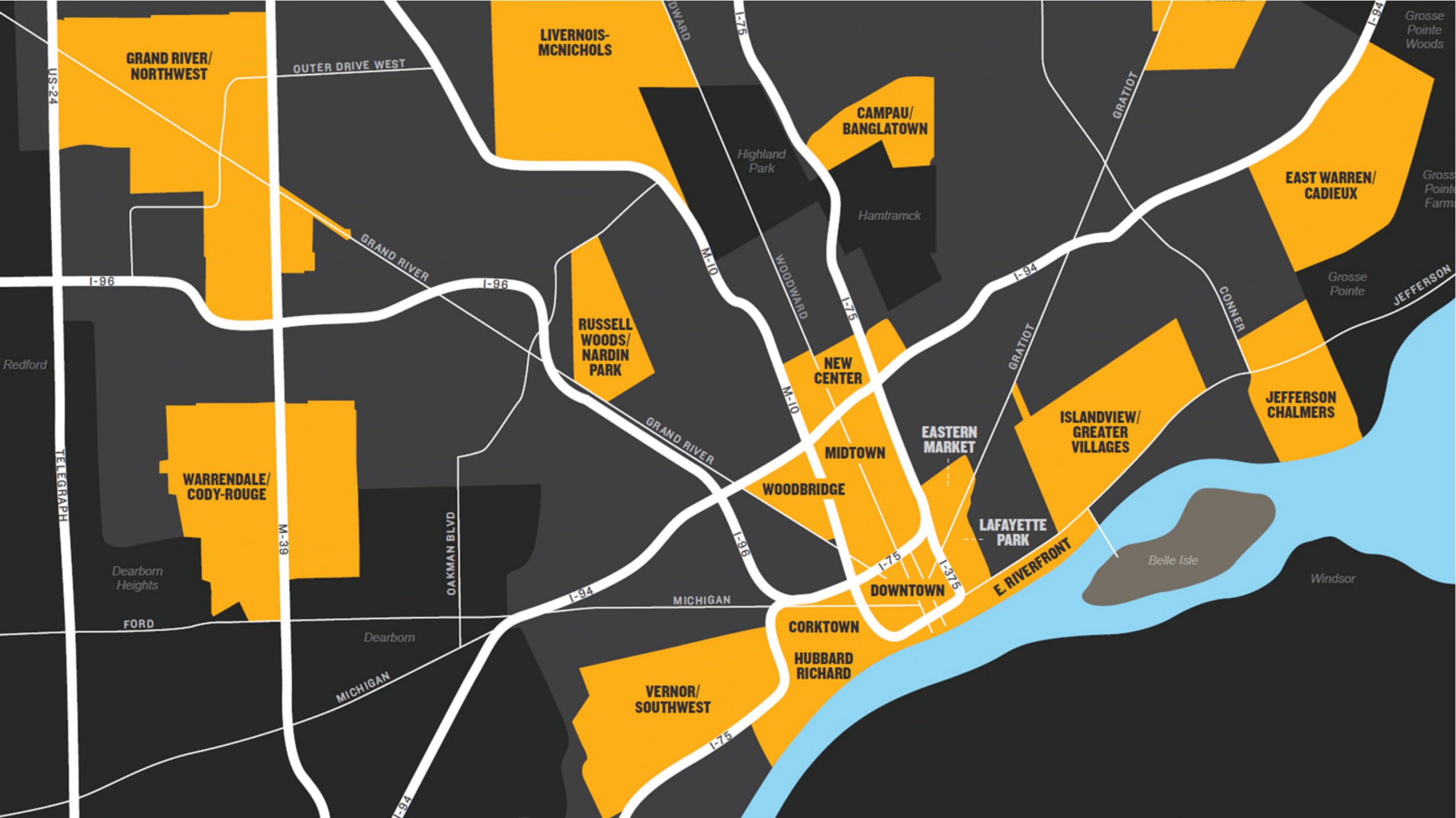


COLLATERAL

Senior or subordinate real estate mortgage on the
property or a pledge of business assets in addition
to guarantees of the principals.

For more information and to contact us about your
project, visit www.investdetroit.com or call us at
313-259-6368.





**GRAND RIVER/
NORTHWEST**

**LIVERNOIS-
MCNICHOLS**

**CAMPAU/
BANGLATOWN**

**EAST WARREN/
CADIEUX**

**RUSSELL
WOODS/
NARDIN
PARK**

**NEW
CENTER**

**JEFFERSON
CHALMERS**

**WARRENDALE/
CODY-ROUGE**

MIDTOWN

**ISLANDVIEW/
GREATER
VILLAGES**

WOODBIDGE

**EASTERN
MARKET**

**LAFAYETTE
PARK**

DOWNTOWN

E. RIVERFRONT

CORKTOWN

**HUBBARD
RICHARD**

**VERNOR/
SOUTHWEST**

OUTER DRIVE WEST

GRAND RIVER

GRAND RIVER

MICHIGAN

MICHIGAN

OAKMAN BLVD

WOODWARD

WOODWARD

GRATIOT

GRATIOT

CONNER

JEFFERSON

US-24

I-96

I-96

TELEGRAPH

M-39

I-96

I-94

I-75

I-375

I-75

I-94

I-75

I-75

I-94

I-94

Highland Park

Hamtramck

Belle Isle

Windsor

Grosse Pointe Farm

Grosse Pointe

Grosse Pointe Woods

Redford

Dearborn Heights

FORD

Dearborn

Thank you!

Keona Cowan, Executive Vice President, Lending
Keona.Cowan@InvestDetroit.com

For more information, visit:
www.investdetroit.com