

Opportunity Finance Network: Member Profile



Nonprofit financial and real estate resources
Where nonprofits come first.

Illinois • Indiana • Iowa • Missouri • Wisconsin



IFF Chicago, IL

IFF is a nonprofit lender and real estate consultant dedicated to strengthening nonprofits and the communities they serve. Since 1988, we have been a trusted partner to nonprofits in every sector, including health care, education, child care, and housing, by helping them finance, plan, and build facilities that are critical to their mission and success. Through our loans and real estate consulting, nonprofits have renovated and constructed millions of square feet to house their programs and services. IFF serves nonprofits in Illinois, Indiana, Iowa, Missouri, and Wisconsin, with a focus on those that serve low-income communities and special needs populations.

Success Story: Inspiration Corporation, Chicago, IL

Inspiration Corporation asked IFF for an acquisition and construction loan for its fourth site, where meals for the homeless and food services training are provided. Already a two-time loan customer, IFF provided them with a loan to develop Inspiration Kitchens, a restaurant, catering, and job training facility on Chicago's west side that will serve meals to an estimated 3,500 low-income families, train 100 people for jobs, and create 12 full-time jobs.

"IFF has been a crucial partner in Inspiration Corporation's capital projects over the years. Through its financing and project management assistance, IFF has enabled our agency to develop and improve facilities efficiently and carefully."

*John W. Pfeiffer
Executive Director & CEO*



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Mission

To strengthen nonprofits and the communities they serve through affordable financing, real estate consulting, public policy, and research.

Products and services

- Below-market rate real estate and equipment loans
- Facilities planning and real estate development
- Affordable housing development and financing
- Credit enhancement of bonds and investor pools to finance charter schools
- Independent applied research and public policy to support the nonprofit sector

Financial and social impact*

- Loans made: 848, totaling \$312.4 million
- Total capital leveraged by IFF financing: \$917 million
- Total capital saved by IFF below-market rate financing: \$18.9 million
- Total jobs created or maintained: 41,607
- Total square feet of real estate developed by IFF financing: 11.3 million

*Reflects totals as of 12/31/2010