

## GENERAL GUIDELINES

### **Interest Rate:**

The interest rate is based on 75% of Wall Street Journal (WSJ) prime rate and will be fixed at the time of the commitment of the loan.

### **Collateral:**

Junior security position on real and fixed assets subordinated to private and quasi-public lenders.

### **Term:**

Term will be determined by the loan type & Loan amount.

### **Application:**

To apply, applicants must submit a one-time, non-refundable fee of \$375 to cover loan processing costs.

### **Loan Origination Fee:**

1.5% of the total requested loan amount.

### **Legal Fees:**

Varies.

### **Pre-Payment Penalty:**

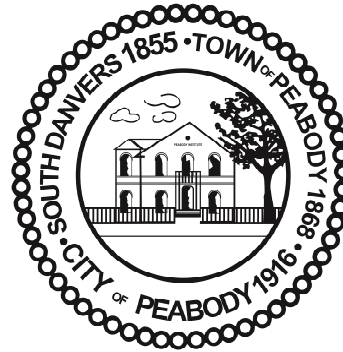
None.

### **Administered by:**

The City of Peabody's  
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Peabody, MA 01960  
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### ***Disclaimer:***

*The CDA retains the ability to amend terms and/or program policies with a vote of the CDA. Interest rates, terms and program policies subject to change without notice.*

*Printed April 12, 2023*

# CDA

## COMMUNITY DEVELOPMENT AUTHORITY

### BUSINESS LOAN PROGRAM

978-538-5771



## CDA BUSINESS LOAN PROGRAM



### Program:

The City of Peabody's proactive approach to economic development resulted in the establishment of a revolving loan pool of funds administered by the Department of Community Development and Planning and a five-member quasi-public Community Development Authority (CDA). The Business Loan Program is a flexible source of loan funds for commercial and industrial projects, the purpose of which is to encourage the creation/retention of quality jobs and to increase the tax base.

### How can we help?

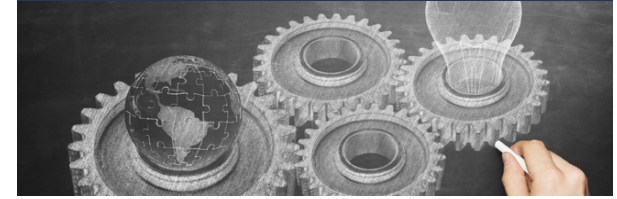
The CDA has helped hundreds of applicants retain or expand existing business and/or help attract desirable new business to the City of Peabody by providing loans for equipment, land and/or site acquisition, construction and redevelopment.

The CDA can provide below-market, low-interest loans to be used to help finance small business and to bridge the gap between the cash and assets of a business owner and the equity requirements needed to obtain a commercial loan from a bank.

## PROJECT STANDARDS

- Businesses and projects that have the greatest potential for long-term job creation/retention are primary focus
- Applicants must demonstrate that they have a viable project and clearly identify the proposed uses of the loan proceeds
- Project must provide a new or increased source of real estate tax revenue
- Applicants must exhibit the experience, capacity and financial ability to successfully develop and manage the project
- Project must be in a high state of readiness to proceed and/or "shovel ready" for construction
- Applicant should have a minimum of a 5% equity in the project and secured primary financing from a reputable lender
- Eligible borrowers include both for profit businesses and non-profit entities.

## TYPES OF PROJECTS



### Commercial Real Estate Development:

Development projects in which 100% of the net usable building floor area will be utilized for retail, office use or housing. Projects may be new construction and/or redevelopment.

### Mixed-Use Real Estate Development:

Development projects that include a mix of retail and/or office uses and housing. Retail and/or office uses must occupy the street-level floor. Projects must conform to the City's Zoning Ordinance.

### Industrial Real Estate Development Projects:

Development projects that will include some or all the following activities:

- Manufacturing
- Assembly
- Warehousing and Distribution