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### Financial and Social Impact

- Loans made: 1,307 totaling \$598.1 million
- Real estate services projects completed: 708
- Capital leveraged: \$1.9 billion
- Jobs created or retained: 62,644
- Square feet renovated or constructed through financing: 17.3 million
- Square feet developed through real estate services: 2.2 million

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IFF is a mission-driven lender, real estate consultant, and developer that helps Midwestern communities thrive by creating opportunities for low-income populations and individuals with disabilities. From child care to senior housing, IFF works closely with clients from every sector, offering affordable, flexible financing; full-scale real estate consulting; research studies; and community development services. Since 1988, we have made over \$597 million in loans, leveraged \$1.9 billion in community investments and grown our total managed assets to \$486 million. IFF's region includes Illinois, Indiana, Iowa, Michigan, Minnesota, Missouri, Ohio, and Wisconsin, as well as adjacent areas in Kansas and Northern Kentucky.

### Success Story: Lakeview Pantry, Chicago, IL

In 2015, Lakeview Pantry bought its first home in response to growing need for its services in Chicago's Lakeview neighborhood. The agency distributes over 800 tons of food and feeds over 8,000 people each year, and the building offers a bigger waiting area—an important detail for an agency dedicated to serving its clients with dignity and respect.

IFF provided a \$1.5 million loan to buy and renovate the space, including for accessibility and code improvements. This project also marked the second time Lakeview Pantry turned to IFF's real estate team to identify and plan for a larger location.

"Over the past decade, Lakeview Pantry has formed a deep relationship with IFF that has benefited our organization greatly and, even more importantly, benefited those who rely on us for help," said Gary Garland, the pantry's executive director. "Having IFF at our side allows us to concentrate on our programs and mission."

