



The Ripple Effect

Impact Seven | 2014 Annual Report



“When you drop any new idea in the pond of the world, you get a ripple effect. You have to be aware that you are creating a cascade of change.”

Joel A. Barker, Businessman and Author

Our Mission

To **impact communities and lives** through innovative and socially-motivated investments and services.

Our Vision

To **expand opportunities for people** to improve their lives at the intersection of community development and service.





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Business Lending Volume	\$8.8 Million
Loan Portfolio	\$32.6 Million
Business Projects Financed	35
Housing Units Under Management	1,325
Housing Units Developed or Rehabbed	133

Impact Seven is a nonprofit Community Development Financial Institution (CDFI) that was established in 1970 in rural northwestern Wisconsin.

Today, we work to build capacity in underserved communities throughout the state and beyond. Impact Seven's commercial and residential real estate projects revitalize distressed communities through cross-sector partnerships and local involvement. Workable loans, equity investments, and technical assistance from Impact Seven support job sustaining small- and medium-sized businesses unable to secure traditional financing. As Wisconsin's first New Markets Tax Credits (NMTC) awardee in 2002, we now service a \$169 million NMTC portfolio.

Impact Seven also manages a diverse portfolio of quality, affordable housing options for low-income families, including 840 units for elderly persons or persons with disabilities. Projects are located in 55 communities across the state, including many in rural areas and a growing urban portfolio in Milwaukee.





Letter from the CEO

Brett Gerber



Imagine a still pond at the onset of a slow rainfall. As each drop hits the surface, it becomes the epicenter of something much greater than itself, as ripple after ripple moves outward into the larger pond.

At Impact Seven, we imagine all of the communities we serve in this way. We focus on our point of impact – what we can do to create a positive change for Wisconsin communities and the lives of those we serve.


From these moments, we can often see a quiet energy ripple out into the larger community. As it slowly expands, we begin to see real and lasting changes in a neighborhood.

As a **Property Manager**, we provide tenants with safe, dignified and affordable housing options. Tenants with stable housing establish normalcy and routine, enabling them to better access medical services, educational opportunities, childcare and more. By keeping rents affordable, families are better able to put healthier meals on the table and are more apt to patronize local businesses, which can help to create additional jobs as well as opportunities for new businesses to move to a neighborhood.

As a **Real Estate Developer**, we acquire and renovate blighted and abandoned buildings, breathing new life into them as housing or commercial opportunities. Beyond creating construction jobs, it can revitalize a community, instill a sense of pride into a neighborhood, attract new businesses and residents, and more. In addition, we actively seek out existing housing stock in both rural and urban communities, and through acquisition and rehabilitation we are able to ensure that our small cities and villages retain the necessary affordable housing options that keep families in their home communities.

As a **Business Lender**, Impact Seven provides capital for small businesses to start, grow and expand. Providing these opportunities creates a cascade effect that could include job retention and/or creation and community growth and development. Additionally, a community with a viable and growing business sector is better able to maintain local retailers, employers and services that increase the quality of life for residents.

While we will never take credit for the resilience and resurgence of a community as a whole, every day we take ownership over our calculated and determined moments of impact – projects that have the potential to create lasting ripples in the landscape of a community. And even our tangible actions can be seen as part of a larger ripple, involving our investors and partners, without whom our moments of impact would not occur.

Sincerely,

Brett Gerber, CEO



Our Partners

Aging and Disability Resource Center of Barron, Rusk and Washburn Counties
 Anderson Webb, LLC
 Ashland Area Development Corporation
 Bank of America
 Bankers Bank
 Barron County ARC
 Barron County Economic Development Corporation
 Barron County Veterans Service Office
 BMO Harris Bank
 Boys and Girls Club of Barron County
 Bremer Bank
 Calumet County Bank
 CAP Services
 CDFI Coalition
 CDFI Fund, U.S. Department of the Treasury
 Chippewa Valley Bank
 City of Ashland
 City of Manitowoc, WI
 City of Milwaukee, WI
 City of Park Falls, WI
 Community Development Bank
 Community Housing Capital
 Conrath Housing, Inc.
 Entrepreneur Fund
 Federal Home Loan Bank of Chicago
 Forward Community Investments
 Glenn Solsrud
 Greater Wisconsin Opportunities Fund
 GROW South Dakota
 Have-A-Heart, Inc.
 Homes for Independent Living
 Independent Living Resources
 Indianhead Community Action Agency
 Johnson Bank
 JP Morgan Chase Bank
 Kentucky Highlands Investment Corporation
 Lakeshore Community Action Program
 Layton Boulevard West Neighbors Association
 LISC Milwaukee
 Lutheran Social Services of Wisconsin and Upper Michigan

Majeski Properties
 Martin Luther King Economic Development Corporation
 Midwest Minnesota Community Development Corporation
 Milwaukee Area Workforce Investment Board
 Milwaukee County
 Milwaukee Economic Development Corporation
 Minocqua Associates
 National Equity Fund
 NeighborWorks America
 Northeast South Dakota Community Action Program
 Northeast South Dakota Economic Corporation
 Northwest Wisconsin Concentrated Employment Program
 Oppenheimer Multifamily Housing & Healthcare Finance, Inc.
 Opportunity Finance Network
 Pioneer Housing, Inc.
 PNC Bank
 Prime Partners, LLC
 Rapoza Associates
 Regional Business Fund
 Reinhart Boerner Van Deuren S.C.
 Select Milwaukee
 SVA Certified Public Accountants, S.C.
 Town Bank
 U.S. Department of Agriculture – Rural Development Administration
 U.S. Department of Health and Human Services - Office of Administration for Children and Families - Office of Community Services
 U.S. Department of Housing and Urban Development
 U.S. Economic Development Administration
 U.S. Small Business Administration
 United Migrant Opportunity Services
 US Bank
 Wells Fargo
 WestCAP
 Wisconsin Business Development Finance Corporation
 Wisconsin Council for Affordable and Rural Housing
 Wisconsin Department of Administration – Division of Housing
 Wisconsin Economic Development Corporation
 Wisconsin Housing and Economic Development Authority
 Wisconsin Redevelopment, LLC
 Wisconsin Women's Business Initiative Corporation
 Zilber Family Foundation

Proud Member of:





Our Impact

Property Management

Providing tenants with safe, dignified
and affordable homes.

The Ripple Effect

Tenants with stable housing establish normalcy and routine, enabling them to better access medical services, educational opportunities, childcare and more. By keeping rents affordable, families are able to put healthier meals on the table and are more apt to patronize local businesses, which can help to create additional jobs as demand for services increases. Neighborhoods that were once stagnant or even declining can experience a resurgence of community pride and revitalization efforts, ultimately creating a better place for people to live and work.

NATIONAL

AVENUE



LOFTS

This 73-unit property, developed, owned and now managed by Impact Seven features community spaces, an exercise facility, indoor parking, free Wi-Fi, energy efficient appliances, and a full-time site manager.



Our Impact | **Managing a safe and attractive multi-family affordable housing property**

If you ask anyone in Milwaukee, they'll tell you that the Walker's Point neighborhood is an up-and-coming place to live. But when Impact Seven began developing National Avenue Lofts (NAL) there were merely whispers of this sentiment. Arguably, NAL has played a significant role in the neighborhood's resurgence as a desirable place to live.

The first tenants at NAL can speak to the changes in their community. Fernando and his family have been tenants since the building opened in 2011. When asked about Walker's Point, Fernando insists his neighborhood has changed 180 degrees. In early 2011, he remembers waking up in the early hours of the morning to the sounds of fighting and police sirens. Now, he sees conscientious neighbors who are invested in their community. He sees new and expanding businesses, blighted buildings given new life, and new market-rate apartments being developed in Walker's Point.

Finding well-managed, affordable housing at NAL has allowed Fernando to be a part of the revitalization of his home community:

“My family is able to enjoy more of the activities around here. There is so much to do here. Everything is walking distance. It's really nice. We've eaten at every restaurant around. Without affordable housing, we'd have to cut, and cut and cut. And most of the time it's your food and it's the extra experiences—because you have to pay your bills.”



Fernando and Maria

Citing access to nearby amenities, proximity to work, and a site manager that is proactive in serving tenant needs, Fernando and his family have lived in their NAL home since 2011. As parents, the affordable nature of the property allows them to provide for their children in a comprehensive way by putting healthier meals on the table and enjoying their surroundings—things that “make life worth living.”



Property Management

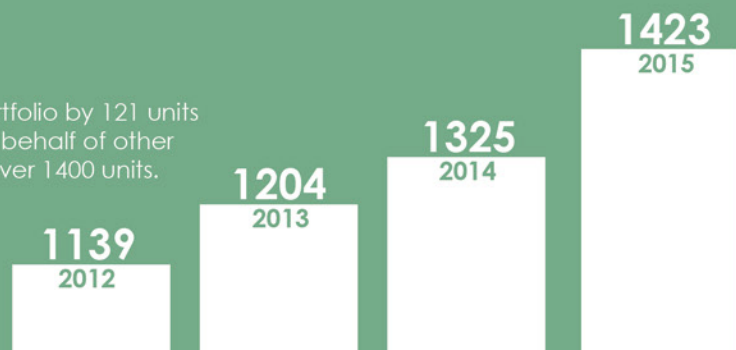
Impact Seven believes that every person deserves to have a safe, dignified and affordable home.

Our professional Property Management team works diligently to make sure each tenant's home is well-maintained and meets all of their needs. On-site caretakers respond promptly to service calls, maintain the grounds and ensure units are clean and ready for occupancy. Special-needs housing meets the unique demands of elderly or disabled tenants, and on-staff service coordinators connect these residents to the services and support that promote independence and quality of life.

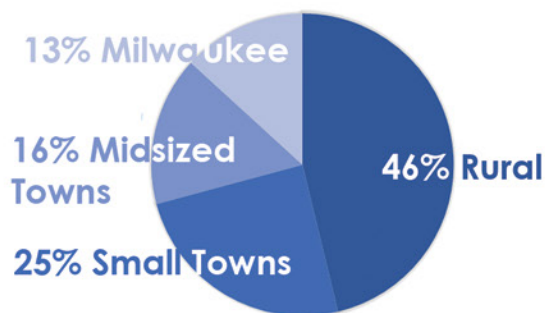
While the bulk of units are owned by Impact Seven, we also have a growing portfolio of properties managed for outside agencies.

Units Managed

Impact Seven grew its property management portfolio by 121 units in 2014. These include units that are managed on behalf of other entities. Year to date, our portfolio has grown to over 1400 units.



Property Breakdowns



 **528 HUD 202 Units**
31 housing projects for elderly persons

 **177 HUD 811 Units**
17 housing projects for disabled persons

 **865 Units with Tenant Rental Assistance**
60 housing projects across Wisconsin

Service Coordinators

 **3 Full-Time Staff** serving
28 Housing Projects and
469 Units

Impact Seven employs three full-time service coordinators, funded through HUD projects, who focus on helping residents meet and obtain the social and health services they want and need. This includes finding access to local services, information, and resources that may assist in maintaining an independent lifestyle and enhanced quality of life.

Caretakers and Maintenance

 **3 Regional Supervisors** and
45 On-Site Caretakers for
1423 Units

Impact Seven works hard to ensure that service requests and maintenance needs are taken care of promptly. Our caretakers are tasked with keeping the properties clean and well cared for which includes lawn mowing, snow removal and general apartment maintenance.

“I was about to give up on finding an affordable place to live when I finally stopped at Impact Seven. They were so helpful, and I felt like they were on my side.”

-Alban





Our Impact

Real Estate Development

Creating and preserving affordable housing opportunities for individuals and families.

The Ripple Effect

Well-planned affordable housing development builds community assets, contributes to the local tax base, increases surrounding property values, and aids employers in attracting and retaining workers. Families and individuals who are able to find viable housing options in their home communities can remain close to employment, transportation, and social support systems. The synergies that emerge from affordable housing development build community and enhance quality of life.

The acquisition of three Barron County properties is part of an important strategic goal to preserve affordable housing in Wisconsin's rural communities.



Our Impact | Preserving 40 units of affordable housing in rural Barron County, Wisconsin

At Impact Seven, we work to make sure that our rural Wisconsin communities have access to affordable housing opportunities. While this may sometimes require new developments, we can also achieve this goal by ensuring the future of existing affordable housing units, as was the case for the Barron County Housing development project.

Impact Seven acquired the project in August of 2014, following the initiation of a prepayment request that could have ended the project's affordability for low-income individuals and families. The three properties are located in three neighboring communities along the Highway 53 corridor in Barron County, Wisconsin.

A mix of two- and three-bedroom apartments, all 40 units are restricted to households earning 50% of the median income or less. All tenants benefit from project-based Section 8 rental assistance, which subsidizes rent and utility amounts above 30% of their household income.

With the help of Federal Home Loan Bank of Chicago and HOME funds through the State of Wisconsin, 2015 will see the renovation and update of each of these properties. Upgrades will include increased energy efficiency through the replacement of windows, upgrading HVAC units, new Energy Star-rated appliances and more. In addition, units will see accessibility upgrades to meet HOME visitability standards.



Impact Seven was the recipient of the 2014 NEXT Seed Capital Award for our strategy to preserve affordable housing for very low income individuals and families in rural Wisconsin.

Our goal is to preserve small, multifamily rental properties in rural Wisconsin where affordable rental housing is increasingly scarce and the demand for it is high.

 **Wells Fargo**
NEXT Awards
for Opportunity Finance

In partnership with
The John D. and Catherine T. MacArthur Foundation
The Kresge Foundation





From foreclosure and abandonment to renovation and occupancy, the Layton Boulevard West Neighbors Rent-To-Own project transformed 22 vacant residences, one commercial storefront and one live/work space in three Milwaukee neighborhoods.



Our Impact | Developing 22 single-family, rent-to-own properties in Milwaukee

One of Milwaukee's ongoing challenges is dealing with the foreclosure crisis that resulted from the 2008 financial markets collapse, which caused thousands of homes in Milwaukee to fall into foreclosure and eventual abandonment. The Layton Boulevard West Neighbors Rent-To-Own project (LBWN RTO) advanced a solution to that challenge in three Milwaukee neighborhoods.

LBWN RTO identified 22 homes plus one commercial storefront and one live/work unit in the Silver City, Burnham Park and Layton Park neighborhoods that were either owned by the City or banks and were currently vacant or abandoned. These homes were then renovated to like-new condition with a special focus on long-term sustainability and energy efficiency. All homes received new high-efficiency furnaces, new plumbing and electrical systems, and many other energy efficiency upgrades to make them affordable to both live in and maintain.

Serving as the co-developer with Layton Boulevard West Neighbors, Impact Seven also took on the task of managing the properties. By late Fall 2014, all units were occupied.

In 2014, the LBWN RTO project was nominated for a MANDI (Milwaukee Awards for Neighborhood Development Innovation), and was a recipient of Federal Home Loan Bank of Chicago's Community First Award in recognition of the collaboration between Impact Seven and Layton Boulevard West Neighbors.



**Thank you to our
Impact Partners**

Developers

Layton Boulevard West
Neighbors
Impact Seven, Incorporated
Wisconsin Redevelopment, LLC

Funders

Wisconsin Housing and Economic
Development Authority
City of Milwaukee
Federal Home Loan Bank of
Chicago
LISC Milwaukee
National Equity Fund
Town Bank
Zilber Family Foundation
Wisconsin Women's Business
Initiative Corp

The Ripple Effect | **Revitalizing the local economy and fostering community development**

The effects that emanate from a project are both qualitative and quantitative. Measureable outcomes include increased property values and therefore an increased tax base, but we may never know the farthest reaches of a project in any concrete terms. Intuitively we are aware that projects and partnerships such as LBWN RTO homes create the kind of change that positively affects a neighborhood for generations.



Promotes homeownership through the rent-to-own system, which provides monthly credit to renters toward a down payment.



Supports the nearby commercial districts with an injection of energy from 23 new families, plus the two new commercial storefronts.



Provided over 55% Emerging Business Enterprise participation and 15 neighborhood jobs.



Injected \$4.8 million in private sector equity and enhances the tax base by increasing the values of formerly vacant properties.



Impact Seven and Layton Boulevard West Neighbors were awarded a Community First Partnership award from the Federal Home Loan Bank of Chicago for transforming 24 vacant properties into fully renovated and affordable residential and commercial spaces. Completed in 2014, the \$6.2 million development is fully occupied.



Real Estate Development

Impact Seven's residential and commercial real estate projects revitalize communities through cross-sector partnerships and local involvement. Our organization is highly experienced with multiple funding sources including HOME, CDBG, AHP, Historic Tax Credits, Low-Income Housing Tax Credits, HUD and Rural Development financing

Through new construction and rehabilitation, our Real Estate Development team works to provide modern, affordable units for low-income families or special needs populations. Impact Seven is also active in the acquisition and preservation of Wisconsin's aging stock of affordable multifamily housing, particularly in rural areas.

Single-family rent-to-own opportunities, such as the LBWN partnership in Milwaukee, focus on the acquisition and redevelopment of abandoned or foreclosed homes into decent affordable family housing, with incentives for eventual home ownership.

In addition to our residential projects, Impact Seven also offers many build-to-suit space opportunities for new or expanding businesses.

2014 Total Project Investment

\$13.1 Million

2015 Total Financing Commitments

\$13.9 Million

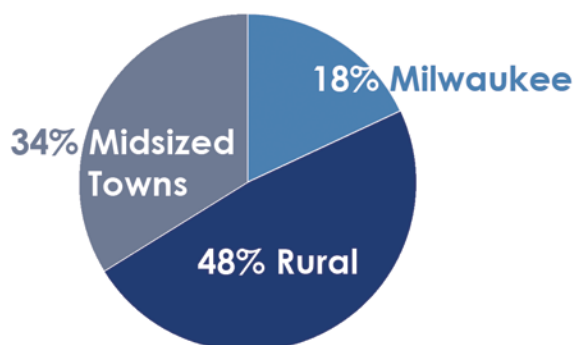
Development Snapshot

Units Developed | **24**

Units Acquired | **109**



133 Total Units
developed/acquired



Unit Breakdown



66 Visitable Units

developed or acquired units that will be visitable by persons with physical disabilities



9 Fully Accessible Units

developed or acquired units that will be fully accessible by persons with physical disabilities



40 Units Targeted for Veterans

acquired units that are marketed to rural veteran populations



40 Units with Rental Assistance

project-based rental assistance, where families pay no more than 30% of income on rent



Located in Columbus, Wisconsin, Avalon Commons consists of 24 three-bedroom, 2.5 bath townhomes. These homes have two-car garages, in-unit laundry rooms and many additional amenities. Impact Seven acquired the rent-to-own property in 2014.





Our Impact

Business Development

Provide capital for small businesses to start, grow and expand.

The Ripple Effect

When a great idea with a sound business plan is given an opportunity, the effects can be far-reaching. Impact Seven often works with people who have been turned away from traditional lending institutions. From job creation to an increase in amenities for a particular neighborhood, to community growth and development, it is no wonder small business is considered the backbone of the economy.

Spike Brewing, a home-brewing equipment manufacturer, came to Impact Seven in need of several loans for inventory purchases. Located in Milwaukee, Spike Brewing features an industry-unique welding technique that sets it apart from national-level competitors.



Our Impact | Inventory loans for a growing small business in Milwaukee

Spike Brewing was started in 2010 in Ben Caya's basement while he was a student at the University of Wisconsin-Milwaukee. Where others saw damaged kegs, Ben saw a business venture and began engineering a new type of home-brewing equipment.

Fast-forward to 2013, and Spike Brewing moved into a 2,000 square foot warehouse space in the Riverworks area of Milwaukee. As Ben's business grew, it outpaced his ability to personally finance his investments in inventory. Ben looked to traditional financing sources for capital to make the large inventory orders his growing business needed, but found that his unique situation as a young entrepreneur with an emerging business made it difficult for banks to lend to him.

With a sound business plan, strong financials and a dedicated owner at the helm, Impact Seven's Business Development team worked hard to get Spike Brewing the funding it needed.

“With Impact Seven, I was able to show something on paper and you were able to connect the dots. You use your heads and conventional wisdom.”

Ben's business is booming, and a continued relationship with Impact Seven has kept inventory purchases possible. With new developments in brewing equipment, Ben is optimistic that he will increase sales two-fold in the upcoming year, which may require an upgraded facility and the possibility of hiring a shop manager.



Ben Caya
Owner, Spike Brewing

Ben has been a full-time employee of Spike Brewing since he graduated from UWM in the spring of 2012. As of August 2013, the business now leases a 2,000 square foot warehouse space in the Riverworks area of Milwaukee. Spike Brewing is carrying on the strong brewing culture prevalent in Milwaukee.





Located in rural Park Falls, Wisconsin, Flambeau River Papers employs more than 300 workers and supports over 300 small logging businesses across northern Wisconsin.

Our Impact | Providing financing for equipment upgrades at an historic paper mill



Flambeau River Papers (FRP) is located in the Northern Wisconsin community of Park Falls. The city of 3,000 is deeply affected by the successes and failures of the paper mill. FRP has been in business for over 112 years; during that time the mill has grown, shut down, and reopened.

Competition, increasing energy costs, expensive sulfite processes, and aging equipment had taken its toll and the mill was shut down in March of 2006. Overnight, more than 10% of Park Falls' population was out of work with little prospect of finding employment in the immediate area. The loss of jobs created hardships for many, a shrinking economy, and life-threatening damage to many area businesses. The only thing that kept many people in the area was their deep roots to the community and the idea of leaving an area they loved.

There was little hope for the mill or the community, but five months later, through the efforts of the State of Wisconsin and a group of private investors, the mill was saved from auction and a plan to reopen it was created. Flambeau River Papers hired back many of the former workers with many coming back to the same pay and benefits they had lost when the mill closed.

The Ripple Effect | A viable rural economy

A study by the University of Minnesota-Duluth reported that Flambeau River Papers had an economic impact in excess of \$300 million.

Each year, FRP purchases 140,000 cords of wood from more than 300 small logging businesses all over northern Wisconsin. The mill is capable of producing over 420 tons of paper per day, which creates 320 jobs in the plant, with hundreds more directly related to logging activities, and numerous additional jobs for fuel suppliers, small engine sales and service, logging equipment sales and service, truck sales and repair, and many other retailers.

In 2009, upgrades to the 93-year-old rock towers, which are used to blend water and gases into the acids that reduce wood fiber to paper pulp, were necessary to sustain production levels. Additional maintenance and efficiency upgrades were deemed necessary and FRP found themselves in need of a \$2.3 million financing package. Impact Seven was approached by the Wisconsin Housing and Economic Development Authority and Wisconsin Governor Jim Doyle to bring a creative financing package to the table to make this upgrade a reality.

In 2014, in response to regulations and repair requirements, FRP was again in need of financial assistance for necessary boiler upgrades. A \$1.5 million Impact Seven loan, funded from a New Markets Tax Credits allocation, helped to ensure FRP was able to keep operations running smoothly.

FRP Job Creation

	2009	2014
Paper Mill	305	320
Paper Converting	0	11
Warehousing	0	2



28 New Jobs
since 2009

\$1.5
MILLION

2014 loan from Impact Seven to upgrade Boiler #6, which provides FRP with about 50% of the steam and electricity required to run the entire paper mill.



Boiler upgrades allow the mill to run more efficiently, helping to ensure the fiscal viability of FRP.

1,162

Direct and indirect jobs, most in rural northern Wisconsin, continue to be supported.

\$300
MILLION

Injected into the Wisconsin economy.



Business Development

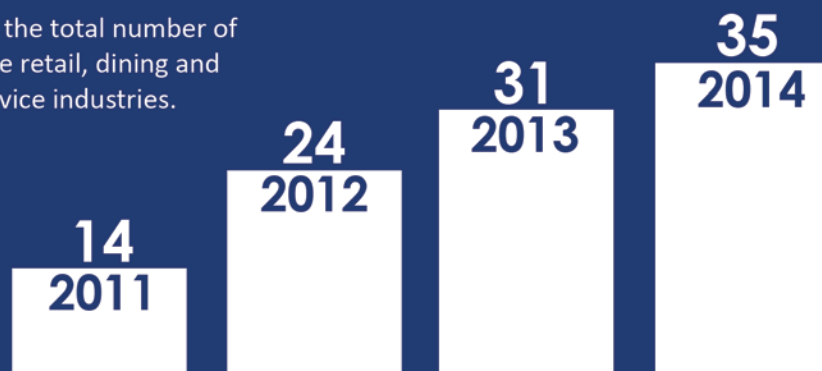
Impact Seven serves as an alternative lender to businesses looking to start, grow or expand. We offer opportunity to people who may not be able to find it elsewhere. While still rigorous, our processes are rooted in common sense. Where we value collateral, we also value character. While we are careful and thoughtful with our investments, we don't shy away from loans that traditional financing sources may deem too risky. While we have guidelines and restrictions on applicants, we are also able to think outside of the box when it comes to getting a great idea the financing that it needs.

In 2014, we experienced a 0% charge off rate, a testament to the success of our multi-faceted loan process. Our loans ranged from \$10,000 to \$1.5 million, and the same thoughtful process was executed no matter the loan amount.

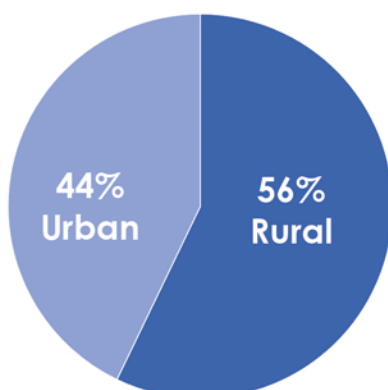
In business, every great idea merits an opportunity. And when an opportunity is brought to fruition, a ripple effect is created, involving job creation, economic impact, an increase in quality of life and beyond. While Impact Seven is the financial catalyst, it is the ripple effect, created by our clients, that matters most.

Number of Business Loans

In 2014, Impact Seven again increased the total number of loans for the year. Projects included the retail, dining and entertainment, manufacturing and service industries.



Rural and Urban Loans



Lending Snapshot

Total lending volume | **\$8.8 Million**

Loans below \$100,000 | **16**

Loans over \$500,000 | **5**

Total Jobs Supported | **610**



Types of Lending

Impact Seven manages revolving loan funds sourced from SBA, USDA, EDA, HHS-OCS, U.S. Department of Treasury, private banks, FHLB Chicago, and our own discretionary funds. Workable loans, equity investments, and technical assistance support job sustaining small- and medium-sized businesses unable to secure funding from other sources, with more flexible terms, underwriting and collateral guidelines (including subordination) than found in the traditional lending market. Products fall into three families:

SBA Microloan Program

Microloans, up to \$50,000, at below market rates and a term of up to six years for many uses including working capital, equipment and real estate. Impact Seven is an intermediary for the U.S. Small Business Administration (SBA) Microloan Program

Greater Wisconsin Fund

This type of lending provides affordable financing for businesses without regard to size, with rates and terms based on the specific needs of each borrower. Loans may be for a wide variety of purposes including equipment, inventory, bridge financing, working capital, refinance, predevelopment, construction, permanent real estate mortgages, and more.

New Markets Tax Credits

As Wisconsin's first NMTC awardee in 2002, the organization today is a leading member of the Greater Wisconsin Opportunity Fund consortium. In 2015, Impact Seven is placing an \$8 million NMTC small business lending pool targeted primarily to distressed areas statewide.



Financial Results

2014 Consolidated Statement of Financial Position

Assets

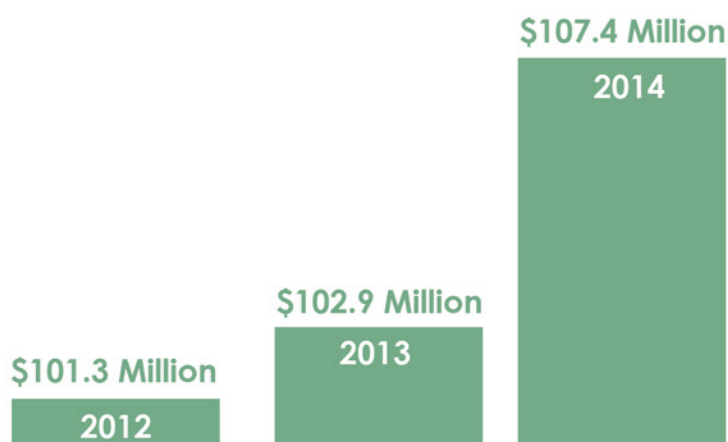
Current Assets	\$22,013,609
Property and Real Estate	45,198,616
Loans and Other Investments	41,222,925

Total Assets	\$107,435,150
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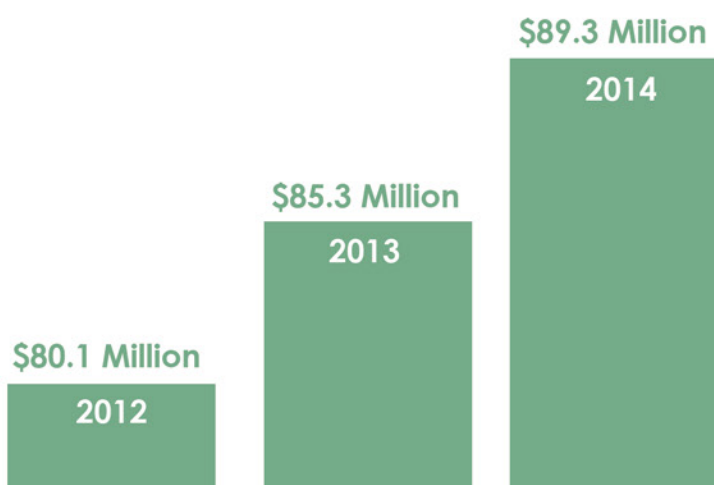
Liabilities and Net Assets

Current Liabilities	\$2,214,422
Long-Term Liabilities	15,885,560
Total Liabilities	18,099,982
Unrestricted Net Assets	38,325,720
Temporarily Restricted Net Assets	50,852,448
Permanently Restricted Net Assets	157,000
Total Net Assets	89,335,168

Total Liabilities and Net Assets	\$107,435,150
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Growth in Total Assets



Growth in Net Assets

2014 Consolidated Statement of Activities

Revenues

Consulting and Development	\$644,792
Property Management	4,262,306
Interest Income	1,935,394
Grants and Contributions	1,045,888
Other Revenue	1,322,832

Total Revenue	\$ 9,211,212
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Liabilities and Net Assets

Administration	\$2,908,701
Professional Services	353,665
Interest Expense	439,204
Housing Management	3,969,738
Operational	535,845
Other	160,111

Total Expenses	\$8,367,264
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2015 is shaping up to be another banner year for Impact Seven and the communities we serve. Our Property Management team has already added an impressive 98 units to our rental portfolio, and Business Development has a lending volume of over \$7.5 million. Our Real Estate Development team will be breaking ground on several new and exciting affordable housing projects, as well as beginning an extensive rehabilitation project on units acquired in 2014.

With new opportunities and growing portfolios, we continue to add quality staff to our team. Our Almena, Wisconsin office is at capacity, and we've begun the process of building a new headquarters based in neighboring Rice Lake, Wisconsin. The new space is being designed with collaboration in mind, and will draw inspiration from its surrounding landscape on the banks of the Red Cedar River.

This year, we have been named a Community First Fund Partner by the Federal Home Loan Bank of Chicago (FHLBC), and are therefore the recipient of a 10-year, \$7 million loan that will buoy our business lending capabilities. Our connection with FHLBC grew stronger in April of 2015 when we officially became a member organization, opening doors to an array of new opportunities.

We can't wait to see where the rest of 2015 takes us, to create more determined moments of impact and to see just how far the ripples will travel.



“Doing good holds the power to transform us on the inside, and then ripple out in ever-expanding circles that positively impact the world at large.”

Shari Arison, Israeli Businesswoman

