

GREATER MILWAUKEE FOUNDATION IMPACT INVESTING PORTFOLIO

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Through impact investing, the Greater Milwaukee Foundation administers mission- and program-related investments through direct loans, guarantees, equity investments, mission-related investments and support to qualifying intermediaries. The investments focus on housing, equitable economic opportunity, early childhood education & beyond, and the ThriveOn Collaboration.

PROGRAM-RELATED INVESTMENTS

HOUSING

Martin Luther King Economic Development Corporation: Five Points Lofts

This loan supports Five Points Lofts, an upcoming residential and commercial development along King Drive by Martin Luther King Economic Development Corporation.

Investment Type: Direct loan

Amount: \$500,000

Northwest Side CDC: Home MKE Developer Support Initiative

This investment supports Northwest Side CDC's Home MKE Developer Support Initiative, which provides affordable capital to ACRE program alums participating in the City of Milwaukee's Home MKE program to rehab 150 homes. The aim is to increase quality housing stock and homeownership for Black and Brown families while supporting developers of color to build their portfolio.

Investment Type: Loan to qualifying intermediary

Amount: \$500,000

EQUITABLE ECONOMIC OPPORTUNITY

Sherman Phoenix

This loan supported the rehab and renovation of a former BMO Harris bank building into an entrepreneurial and small business hub.

Investment Type: Direct loan

Amount: \$300,000

WWBIC – Wisconsin Women's Business Initiative Corp.

This investment supported WWBIC, a community development financial institution (CDFI), with its equitable small business lending program.

Investment Type: Loan to qualifying intermediary

Amount: \$212,500

5 Points Arts Gallery & Studios

This loan provided first mortgage financing for the redevelopment of a former funeral home into a mixed-use property, with a local art gallery on the lower-level commercial space and two residential units on the upper level.

Investment Type: Direct loan

Amount: \$383,000

Near West Side Partners

The time-limited guarantee helped ensure the acquisition of 20 parcels of land and support for community development projects.

Investment Type: Guarantee

Amount: \$500,000

JCP Construction

This loan expanded access to capital for JCP Construction, a Black-owned, Milwaukee-based business to support the company's growth and job creation now and for the future.

Investment Type: Direct loan

Amount: \$1.54 million

ThriveOn Small Business Loans, Round 1

This COVID-19 relief round of funding focused on Black and Brown-owned businesses in the city of Milwaukee, particularly in the Halyard Park, Harambee and Brewers Hill neighborhoods prioritized by the ThriveOn Collaboration. Loans allowed business owners to hire personnel, sustain or grow operations.

Businesses funded in Round 1 included:

- Cool Beauty, Inc.
- Dolled, Inc.
- ILashout Beauty Co., LLC
- Pepperpot CateringMKE, LLC
- Rise & Grind, LLC
- Cream City Print Lounge, LLC
- Bijou Nails & Company, LLC
- JGSJ Optimum Health
- P3 Development Group, LLC
- Vogue Dreams, LLC
- Santari Inc. (Reynolds Pasty Shop)
- Maures Development Group
- Ajas Beauty and Wellness Boutique
- Edwards Ingenuity, LLC
- Transformation Services, Inc.
- Colorful Connections, LLC
- MLK 1920

Investment Type: Direct loan

Amount: Each up to \$50,000; total \$780,000

Gateway Capital

This investment provided funds to Gateway Capital, a private equity venture capital firm led by a woman of color. It funds pre-revenue technology startups based in Wisconsin with an emphasis on low- to moderate-income communities.

Investment Type: Equity Investment

Amount: \$1 million

EARLY CHILDHOOD EDUCATION & BEYOND

Dr. Howard Fuller Collegiate Academy

This bridge loan supported the construction of HFCA's new, relocated public charter high school, 2228 N. Vel Phillips Ave. The school's new location will grow the student population and provide career learning labs, maker spaces, a library/media center and access to a gymnasium.

Investment Type: Direct loan

Loan: \$2 million

MISSION-RELATED INVESTMENT:

THRIVE ON COLLABORATION

ThriveOn King

The investment consists of a \$10 million fixed interest loan issued to the project developer for the ThriveOn King real estate development, a historic project on King Drive. The development will include the Foundation's new headquarters, office space for Medical College of Wisconsin's community engagement programs, mixed income housing and community spaces and services.

Investment Type: Mission-related Investment

Amount: \$10 million