

# IMPACT INVESTING PORTFOLIO SUMMARY

JUNE 2023

## EQUITABLE ACCESS TO CAPITAL THROUGH PHILANTHROPY

To realize our shared vision of a Milwaukee for all, the Greater Milwaukee Foundation carefully invests philanthropic resources where systemic barriers have inhibited access to capital and prevented communities from reaching their full potential. The Foundation’s Impact Investing Program emphasizes racial equity through key economic building blocks including small businesses and entrepreneurship, housing and early childhood education. Through these priorities and more – and with the support of committed donors and partners – our impact investments help address social needs, create jobs, build wealth and expand opportunity.

## PORTFOLIO AT A GLANCE

(In millions)

Total committed	<b>\$18.3</b>	<b>Stable loans</b> (in good standing):
Total disbursed	<b>\$15.7</b>	<b>98%</b>
Total unfunded	<b>\$2.7</b>	Investment dollars supporting
Total interest received	<b>\$0.8</b>	<b>businesses/projects</b> <b>led by women:</b>
Total principal balance*	<b>\$15.6</b>	<b>\$1.8</b>
Leveraged investment**	<b>\$57.4</b>	
Total impact***	<b>\$75.7</b>	

\* Refers to remaining amount owed to the Foundation

\*\* Other investment capital in conjunction with Foundation support

\*\*\*Leveraged investment plus total committed amount

# INVESTMENT SUMMARY

Asset type	Focus area(s) supported	Committed	Disbursed	Interest received	Principal balance*	
Direct Loans - Small business program	Equitable economic opportunity, Education/Early Childhood	\$1,025,500	\$1,025,500	\$6,000	\$764,600	
Direct Loans - Medium to Large projects & organizations	Education/Early Childhood, Housing, Equitable economic opportunity	\$5,098,000	\$4,223,000	\$42,000	\$4,056,800	
Intermediary Loans	Equitable economic opportunity, Housing	\$712,500	\$212,500	\$21,400	\$0	\$212,500 Paid in full
Equity	Equitable economic opportunity	\$1,000,000	\$224,800	\$0	\$775,200	
Mission-related investment (MRI)	ThriveOn King property & development	\$10,000,000	\$10,000,000	\$783,300	\$10,000,000	
Guarantees	Equitable economic opportunity	\$500,000	\$0	\$0	\$0	Released**
<b>TOTALS</b>		<b>\$18,336,000</b>	<b>\$15,685,800</b>	<b>\$852,700</b>	<b>\$15,596,600</b>	

(Rounded to the nearest \$100)

The typical loan term is a five-year term period at a fixed, below-market interest rate with payment amortization over a twenty-year period.

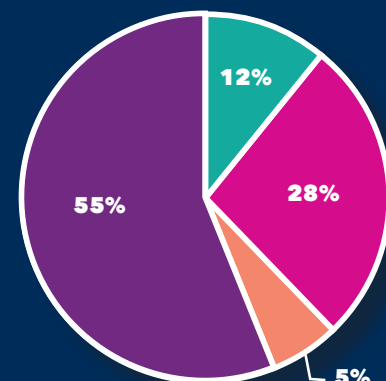
\* Refers to remaining amount owed to the Foundation

\*\* Guarantee-backed loan was paid in full

## FOCUS AREAS FOR SOCIAL IMPACT

- **Early Childhood Education & Beyond** – Increasing the supply of quality providers and building the early childhood teaching workforce; other opportunities for educational impact
- **Equitable Economic Opportunity** – Supporting entrepreneurs, creating jobs and building wealth in communities including small business, venture capital, commercial real estate and other community developments
- **Housing** – Increasing the supply of safe, affordable housing to help fill the 32,000-unit gap in Black and Brown communities
- **ThriveOn Collaboration** – Mission-related investment in the ThriveOn King development and providing community resources along the Dr. Martin Luther King Drive commercial corridor

Impact investment by focus area

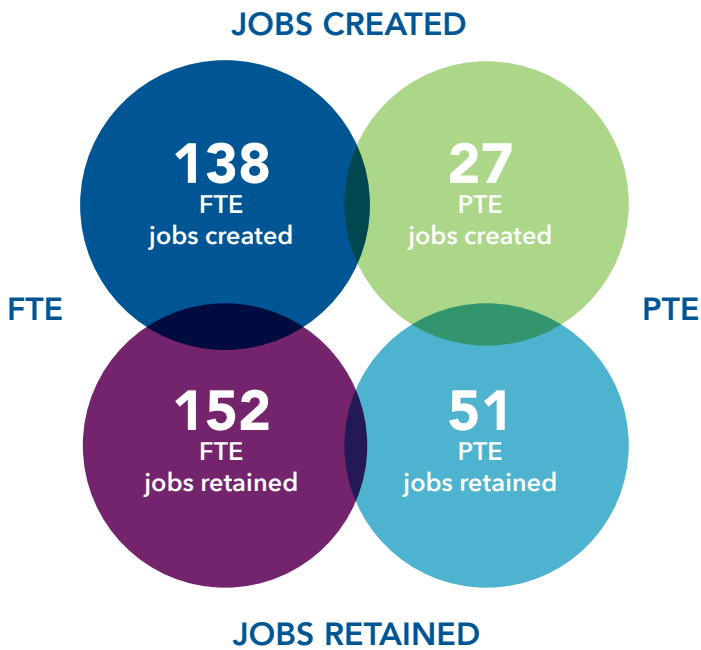


Early Childhood Education & Beyond	\$2,245,500
Equitable Economic Opportunity	\$5,090,500
Housing	\$1,000,000
ThriveOn Collaboration	\$10,000,000

Cumulative committed investments to date

# JOB GENERATION & PRESERVATION

**368** Estimated total number of full-time equivalent (FTE) or part-time equivalent (PTE) jobs created or retained as a result of all investments\*



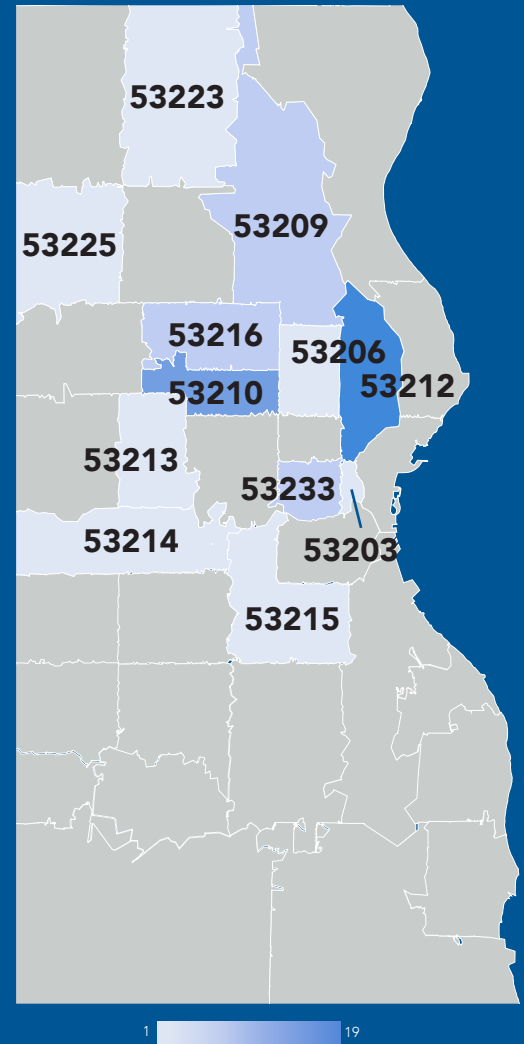
\* Not inclusive of ThriveOn King development project

**14** Number of small business loan recipients participating in technical assistance, an ongoing benefit of the loan package.

## INVESTMENTS BY TYPE

Loans: **32**  
 Equity: **1**  
 Guarantees: **1**

# INVESTMENTS BY ZIP CODE



ZIP CODE	# OF INVESTMENTS
53203	1
53206	1
53209	2
53210	2
53212	19
53213	1
53214	1
53215	1
53216	3
53225	1
53233	2

# INVESTEE SPOTLIGHTS

## JCP Construction

JCP Construction - founded by brothers Clifton, James and Jalin Phelps - received a \$1.54 million direct loan from the Foundation in 2022 to support growth and job creation, building on the Milwaukee-based firm's 15-year track record. The Foundation's investment has helped JCP book more than \$35 million in new work, add five full-time and 3 part-time new staff, establish relationships with key partners and work on new and developing projects including the ThriveOn Collaboration's ThriveOn King project.



## iLash & Aesthetics

Through a \$30,000 ThriveOn Small Business Loan from the Foundation, Lexi Watkins, owner of iLashout Beauty Co., was able to strengthen her Bronzeville business as well as realize her vision for building a new professional pipeline in the beauty industry. Not only did the infusion of capital help her retain three full-time and two part-time positions and create two part-time jobs, it allowed her to open iLash & Aesthetics Pro Institute to provide training and skills to prepare future aestheticians to achieve state licensure and excel at their craft.



## JOIN US IN GENERATIONAL IMPACT

Growing our Impact Investing Fund by \$10 million allows the Foundation to:

- Provide loans or equity investments to 50 projects (selected by an expert Impact Investment Committee) over five years
- Address critical needs, create jobs, build wealth and generate opportunity through our Housing, Equitable Economic Opportunity, and Early Childhood Education & Beyond focus areas
- Leverage additional private and public investment
- Re-invest financial returns in new projects
- Meet our five-year goal of distributing \$30 million for social and economic impact

**INTERESTED IN GIVING?** Contact Fiesha Lynn Bell, Director of Development and Major Gifts, at 414.290.7331 or [fbell@greatermilwaukeefoundation.org](mailto:fbell@greatermilwaukeefoundation.org)

**SEEKING CAPITAL?** Contact Kermiath McClendon, Impact Investing Manager, at 414.336.7049 or [kmccclendon@greatermilwaukeefoundation.org](mailto:kmccclendon@greatermilwaukeefoundation.org)