



Idaho Revolving Loan Fund (IRLF)

Invitation:

The Clearwater Economic Development Association is offering a new loan program that partners with commercial lenders on real estate and equipment projects. We have been allocated \$3,000,000 to be loaned by July 2026.

Summary:

CEDA Loan limit: the lesser of \$750,000 or 100% of primary lender loan

Use of funds: Commercial real estate and equipment

Rates: 6% fixed for 5 years, adjusted to market rate after 5 years

Origination fee: 1% of IRLF loan

Term: Real Estate, 25-year amortization, 10-year maturity, with flexibility

Equipment, 10-year amortization and maturity

Collateral: CEDA takes subordinate position and requires guarantee from borrower

Initial offer window: CEDA loan approval by July 2026

Benefits to Lender:

Comparable to SBA 504 structure with the following advantages:

- Lower fees
- Flexible down payments
- Speed of processing
- Ease of documentation – CEDA relies on primary lender documentation
- Processed and approved locally – approval from CEDA loan committee prior to loan finalization
- For Profit and Non-Profit organizations are eligible

Lower risk to primary lender as CEDA takes a subordinate position in collateral.

Benefits to CEDA:

Increases revolving funds available to lend by \$3,000,000 which benefits the CEDA mission of advancing economic development in our region.

Contact us at 208-746-0015:

John Lane
Business Development and Finance Director
jlane@clearwater-eda.org
www.clearwater-eda.org

Randy Lybyer
Business Finance Specialist
rlybyer@clearwater-eda.org
www.clearwater-eda.org