

## Genesis at a Glance

### Mission

To bring together resources to create housing and other economic and social opportunities for underserved people and communities throughout Maine

### Products and Services

Genesis accomplishes its mission by providing the following products and services:

- **Loans** that bridge the gap between the resources that nonprofit organizations are able to obtain from traditional sources and the amount needed to purchase, rehabilitate, or develop housing and community facilities.
- **Technical assistance** that helps organizations secure other funding and improves their capacity to complete development projects.

### Accomplishments

Since 1992, Genesis has accomplished the following:

- 117 projects assisted
- \$8.1 million in loans
- \$43 million leveraged
- 1000 housing units created or improved
- 25 community facilities created or improved
- 95% of units and facilities benefit low-income, elderly and/or special needs individuals and families

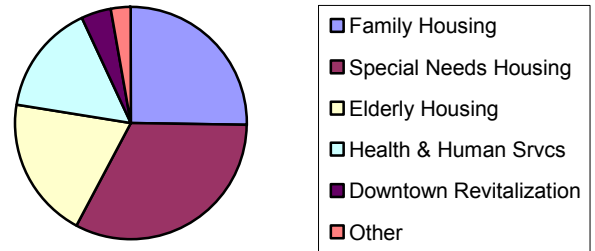
### Project Examples

The following examples highlight projects that benefited from loans and/or technical assistance from Genesis. Additional project summaries including loan amounts are on the back of the project activity map.

- **ElderCare Network of Lincoln County:** Comprised of a 16-resident assisted-living facility in Damariscotta and five 6-resident homes in Boothbay, Bristol, Jefferson, Waldoboro, and Wiscasset, the ElderCare Network of Lincoln County

### Project Summary

% of Genesis projects by type



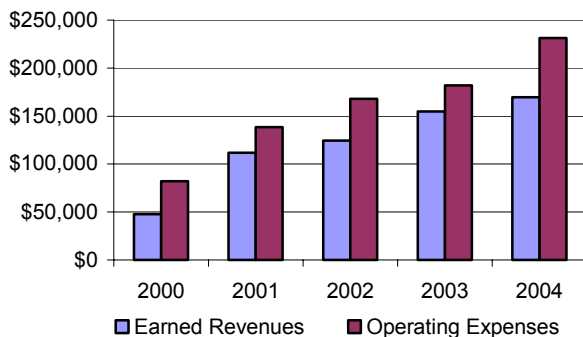
provides services to low-income frail elders in their home communities. (*initial concept development, technical assistance and \$661,500 in loans*)

- **Harbor Schools of Maine:** The first facility of its type in the state, Harbor Schools in Rockport provides supportive housing for 8 adolescent boys with both mental illness and substance abuse diagnoses. (*\$190,000 acquisition loan*)
- **Penquis Development, Inc.:** Low- and moderate-income families in the Searsport area will benefit from 16 rental units and up to 48 single-family homes. (*\$100,000 acquisition loan*)
- **Center Theatre:** A community arts center serves as the focal point of downtown revitalization efforts in Dover-Foxcroft. (*technical assistance and \$45,000 acquisition loan*)

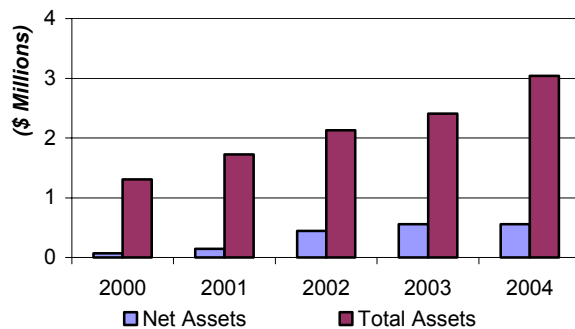
### Contributors

Genesis links investors and communities in a partnership that gets results. As a community development loan fund, Genesis relies on contributions and investments from individuals, religious organizations, foundations, banks and other institutions. Genesis re-lends these funds to projects that are unlikely to succeed without the organization’s financing. Genesis has 100% repayment of all loans and has met all its obligations to its investors.

Earned Revenues and Operating Expenses



Net Assets and Total Assets



## **Frequently Asked Questions about Investing in Genesis**

### ***What is the Genesis Fund?***

The Genesis Community Loan Fund is an important link in the development of affordable housing and delivery of services in Maine. Our mission is to bring together resources to create housing and other economic and social opportunities for underserved people and communities. Since 1992, Genesis has lent over \$8.1 million and helped attract an additional \$43 million through our financing and grant writing assistance. These efforts have supported the creation or improvement of 1000 units of affordable housing and the provision of a range of services for Maine's most vulnerable populations. A comprehensive list of the projects we have supported may be obtained from our website [www.genesisfund.org](http://www.genesisfund.org) or by contacting us at 207-563-6073.

### ***How does the Genesis Fund help communities in Maine?***

Genesis provides a range of financial and technical assistance to help communities thrive. We make loans that bridge the gap between the resources nonprofit organizations are able to obtain from traditional sources and the amount needed to purchase, rehabilitate or develop housing and community facilities. We also provide technical assistance that helps organizations secure other funding and improves their capacity to complete development projects.

### ***Why should I invest in Genesis?***

Genesis provides a unique investment opportunity for socially concerned individuals and institutions who want to put a portion of their assets to work for long-term community redevelopment in Maine. Your investment will be used to make loans to sustainable projects that address vital community needs and will help leverage additional public and private support for affordable housing and facilities projects. In return, you receive a modest financial return on your investment and the satisfaction of knowing that your investment is making a difference for Maine communities.

### ***Why does Genesis need my investment?***

As the demand for our services increases, so too does the need for additional money that can be pooled with other investments and re-lent for vital community projects.

### ***How will my investment be used?***

Your investment will provide direct support for affordable housing and community facilities projects. This support will come in the form of a loan to a nonprofit organization that will be repaid over time. As loans are repaid, they become available for new projects and can thus be "revolved" back out for other projects that meet critical community needs.

### ***How do I know that my money is making a difference?***

Genesis does not solicit investments beyond our capacity to lend the money for community purposes. Your investment will begin supporting affordable housing and facilities projects across the state soon after we receive it. Through our annual updates, you'll gain a better appreciation of the impact of your investment. We encourage you to check our website often to see the most up-to-date listing of projects that we are supporting.

### ***How do I invest?***

Once you have determined the amount, term and interest rate for your investment, you will need to complete an Authorization of Terms sheet and return it to us with the funds to be invested. The Authorization of Terms form is available at our website. You may also contact us at 207-563-6073 to discuss your investment and complete this form by phone.

### ***What kind of terms do you offer on investments?***

Investors in the Genesis Fund choose the amount, term and interest rate based on their financial and social goals. Typical terms are three to five years, with many investors rolling over their initial investment at the end of the initial term of their note. The minimum investment is \$1,000. Interest is paid annually.

### ***Is my money safe?***

Genesis has a 100% repayment record to our investors. While we have never had a borrower default on a loan, we maintain reserves to protect investors from losses in our portfolio and secure our loans with collateral, typically a mortgage on real property. We also have a strong permanent capital position that would enable us to cover any losses.

### ***What will I receive from Genesis once I've invested?***

Once Genesis has received your Authorization of Terms and investment funds, you will be issued a loan agreement and promissory note. On the anniversary of your investment, we will provide you with an update on our activities and, as appropriate, interest and principal payments. Additional information such as audited financial statements may be provided as requested.

### ***What if I need to access my money before the term of my investment expires?***

In the event that unforeseen circumstances may make it necessary to terminate an investment before maturity, we will work with you to repay the principal balance and outstanding interest in a timely manner.

### ***Are there any tax benefits to investing in Genesis?***

There are no clearly identifiable tax benefits at this time; however, donations to Genesis are tax-deductible.