# Loans and Investments

NewTown Macon, Inc. offers loans and investments through affiliated corporations. If you are interested in a loan or investment in your business and/or real estate investment project, start by checking to see if you are eligible using the criteria below. If you are able to check *all* the boxes below, fill out the information requested at the bottom of this page.

|  |  |  |  |
| --- | --- | --- | --- |
| Questions & Submission | |  |  |
| *Online* | [www.newtownmacon.com/loans](http://www.newtownmacon.com/loans) | *Email* | [investor@newtownmacon.com](mailto:investor@newtownmacon.com) |
| *Mail* | 555 Poplar St., Macon, GA 31201 | *Phone/Fax* | 478-722-9909 |

# Eligibility

You must meet the following qualifications to be eligible for an investment from NewTown:

***Business Entity*-** Check this box if you are applying for an investment as a business.

*NewTown only loans to business entities. You must be organized (or be in the process of organizing) as a business entity such as a corporation, limited liability corporation or partnership.*

***Age***- Check this box if you are 18 years old or older.

*NewTown requires that the business is run by an adult at least 18 years old.*

***Location***- Check this box if your business is (or will be) located in Macon’s urban core.

*NewTown only provides investments to businesses located in or around downtown Macon.*

***No Bankruptcy***- Check this box if you have not had a bankruptcy in the past two years.

*NewTown will not consider an investment in any business where any of the members, owners or managers has experienced a personal bankruptcy or has been a member, owner or manager of a corporate entity that has declared bankruptcy in the past twenty-four months.*

If you have checked *all* of the boxes above, fill out the information below and submit it to NewTown to schedule an in-person interview to start your loan application. If you cannot check all boxes, you are not eligible for a loan or investment from NewTown at this time.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Your Information |  | |  |  |
| *First Name* |  | | *Last Name* |  |
| *Company Name* |  | | *Website* |  |
| *Permanent Address* |  | | | |
| *City, State, Zip* |  | | | |
| *Cell Phone* |  | | *Email* |  |
| *Household Income* | $ *(annually)* | | *Gender* |  |
| *Ethnicity* |  | | *Veteran* | Y / N |
| *Project Type* | Real Estate/ Business/ Both | | *Start Date* | / / (*anticipated*) |
| *Requested Amount* | $ | | *Location Preferences* |  |
| *Occupancy* | Own/ Lease/ None yet | |
| *Check any and all of the following documents you have prepared or collected*: | | | | |
| Business Plan  Personal Financial Statement (PFS) | | Financial Projections  Tax Returns (past 3 years) | | |

# Frequently Asked Questions (FAQs)

**What’s the maximum amount of money I can borrow for my business or real estate project?**

Currently, we do not have a cap amount on or our business or real estate loan programs.  Our previous loan amounts range from $5,000 to $2 million.  The biggest restriction on your loan amount is that you have to prove you can pay back the loan from the cash flow on your project *and* provide adequate collateral to secure the loan.

**What is collateral?**

Collateral is property that you own that can be converted into cash to repay the loan in case your project is not able to do so.

**How much do I have to invest myself?**

Typically, we require that a borrower invest a minimum of 10% of their own capital into the project.

**What if I don’t have cash saved or own enough collateral?**

Unlike a traditional lender, NewTown can make equity investments or participate in joint ventures.  In these partnerships, you give up a portion of the ownership and benefits of your project in exchange for NewTown using its own cash and/or collateral to underwrite the investment.

**What will my loan term and interest rates be?**

Loan terms and rates are crafted for each individual project based on the risks of your particular project.  Real estate projects will typically have a 15-year term, while business loans rarely exceed 5 years.  Real estate rates are normally 6.55% fixed, while business loans normally vary at 3% above the [Prime rate](http://www.bankrate.com/rates/interest-rates/prime-rate.aspx) (<http://www.bankrate.com/rates/interest-rates/prime-rate.aspx>).

**How do you determine if I’m eligible for a business or real estate loan?**

The process of considering your loan is called underwriting.  We use a combination of trained staff, volunteer loan committees and our Board of Directors to underwrite loans based on the amount requested, investment type and other parameters.  The underwriting process investigates both the project itself and the finances and character of the person requesting the loan.

**How long does it take to receive a loan once I submit my application?**

We typically need one month to consider a loan, although we do not guarantee that speed.

**Will I receive all my loan funds once my loan is approved?**

You will only receive money from your loan as you incur eligible expenses.

**What happens if I default on my loan?**

Defaults happen when you violate the terms of your loan, such as missing payments, failing to provide financial reports or any other condition in your particular loan.  If you default on your commitments, we have the right to make you pay off the entire loan immediately.  If you are not able to do so, we will use your commitments and collateral to repay ourselves.