

# IMPACT INVESTING PORTFOLIO SUMMARY

DECEMBER 2024

## 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

Total committed	<b>\$22M</b>	<b>Stable loans</b> (in good standing):
Total disbursed	<b>\$19.5M</b>	<b>99%</b>
Total unfunded	<b>\$2.5M</b>	Investment dollars supporting
Total interest received	<b>\$613K</b>	<b>businesses/projects</b> <b>led by women:</b>
Total principal balance*	<b>\$19M</b>	<b>\$3.9M</b>
Leveraged investment**	<b>\$65M</b>	
Total impact***	<b>\$87M</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	Principal balance*
Direct Loans - Small business program	Equitable economic opportunity, Early childhood education	\$1,925,500	\$1,565,706	\$1,465,207
Direct Loans - Medium to Large projects & organizations	Education, Housing Equitable economic opportunity	\$5,673,000	\$4,873,000	\$4,578,878
Intermediary Loans	Equitable economic opportunity	\$962,500	\$962,500	\$750,000
Equity	Equitable economic opportunity	\$1,500,000	\$636,940	\$863,060
Mission-related investment (MRI)	ThriveOn King property & development	\$11,500,000	\$11,500,000	\$11,500,000
Guarantees	Equitable economic opportunity	\$500,000	\$0	\$0
<b>TOTALS</b>		<b>\$22,061,000</b>	<b>\$19,538,146</b>	<b>\$19,157,145</b>

(Rounded to the nearest \$100)

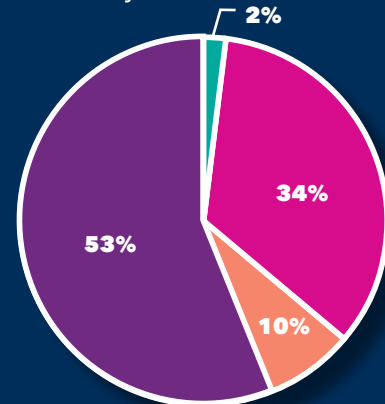
\* Refers to remaining amount owed to the Foundation

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.

## 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

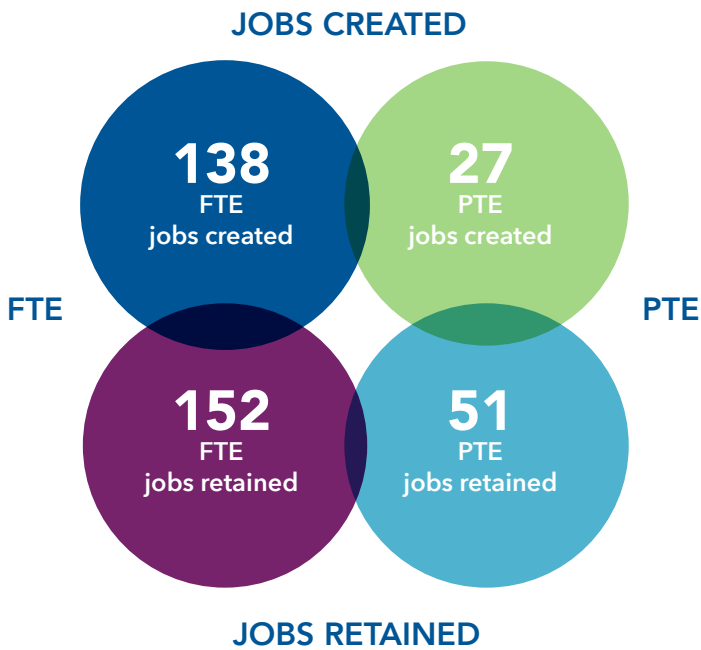


Housing	\$500,000
Equitable Economic Opportunity	\$7,315,500
Early Childhood Education & Beyond	\$2,195,500
ThriveOn Collaboration	\$11,500,000

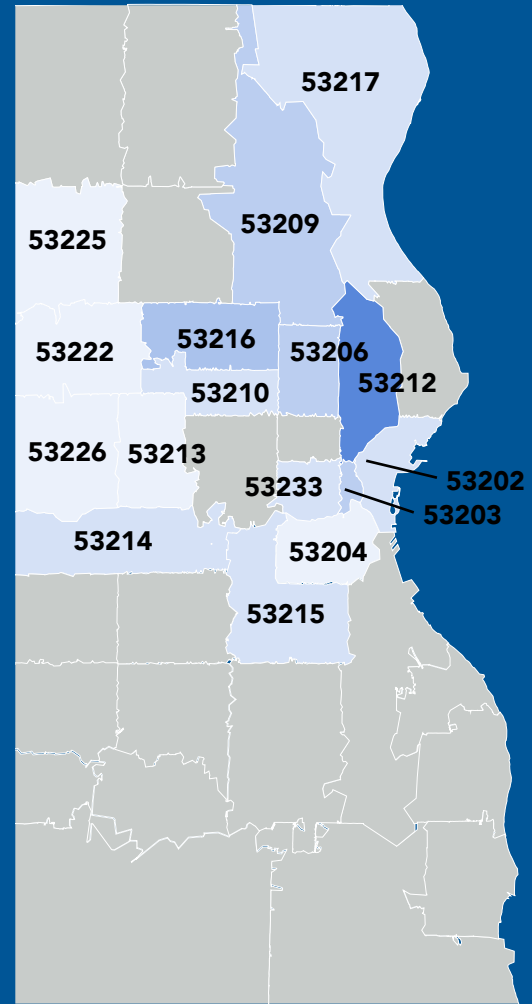
Cumulative committed investments to date

# JOB GENERATION & PRESERVATION

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



## INVESTMENTS BY ZIP CODE



1 21

## INVESTMENTS BY TYPE

Loans: **52**  
 Equity: **2**  
 Guarantees: **1**  
 Defaults: **2**

**19** The Foundation has invested in 19 ZIP codes within Milwaukee, Waukesha, Washington, and Racine Counties

Milwaukee County ZIP CODE	# OF INVESTMENTS
53202*	2
53203	3
53204*	1
53206	3
53209	3
53210	2
53212	21
53213	1
53214	2
53215	2
53216	4
53217*	2
53222*	1
53225	1
53226*	1
53233	2

Other Counties (not pictured on map)

53051 (Waukesha)*	2
53090 (Washington)*	1
53105 (Racine)*	1

\*Investments in new ZIP codes

# INVESTEE SPOTLIGHTS



## Empowerment Fund

The Latino Chamber of Commerce of Southeastern Wisconsin launched the Empowerment Fund to help local businesses grow and thrive while avoiding the risk of predatory lending practices. "The Empowerment Fund is a crucial step in leveling the playing field and ensuring that our local entrepreneurs have the opportunity to succeed," Dr. Nelson Soler, president of the Latino Chamber of Southeastern Wisconsin, said. Through advocacy, education and support, the chamber empowers Latino and emerging entrepreneurs with an overarching goal of strengthening the region's economic vitality. They received a \$250,000 loan from the Greater Milwaukee Foundation's impact investing loan program



## Midpoint Ventures

Midpoint Ventures, an artificial intelligence consulting firm that provides education and training to businesses that use generative AI, received a \$300,000 loan from the Greater Milwaukee Foundation's impact investing loan program. Israel Squires, CEO and co-founder, said the capital it received from the Greater Milwaukee Foundation came at the right time for the company to pivot to a consulting firm in a responsible way. "Seed funding through the Greater Milwaukee Foundation is going to have a generational impact on workers in Southeastern Wisconsin and across Wisconsin," Squires said. The firm plans to make at least seven new hires, onboard 50,000 workers through its ElevateU platform and expand beyond Wisconsin.

## JOIN US IN GENERATIONAL IMPACT

Growing our Impact Investing Fund 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)