



# MAPLE VILLAGE WALDORF SCHOOL

<https://maplevillagewaldorf.org>

*Teaching the Whole Child – Head, Heart and Hands*

# LEND<sup>o</sup>nate INVESTMENT NOTICE

For Accredited Investors Only

Investment Closing Date: September 19, 2022

## BORROWER

### MISSION

Maple Village Waldorf School (MVWS) aims to create a compassionate and welcoming environment rooted in the traditions and the philosophy of Waldorf education. MVWS endeavors to engage and nurture the whole child resulting in a balance of heart, mind, body, and spirit. Their approach strives to provide a full living education integrating academia, the arts and communal awareness to inspire, energize and develop creativity and a love of learning in each student.

MVWS also places a high importance on contributing to and providing a positive focal point for the local community. Their school provides an environment that helps usher into the world well rounded individuals – learned, inwardly confident, responsible, and self-motivated – with reverence for others and their environment.

### HISTORY AND PROGRAM

Founded in 2008 by a group of passionate parents and teachers who met through a local home-based Waldorf-inspired program, the school has grown tremendously over the years.

Their programs include early childhood programs, including a baby & me class, parent/child classes, parent participation preschool classes, and kindergarten. In 2011, they launched their grades program serving grades one through eight.

MVWS prides itself as an independent and inclusive school reflective of the community of Long Beach, CA. It is the most diverse Waldorf school in California with a wide array of cultures, races, economic backgrounds, religious affiliations, gender identifies, and sexual orientations represented in the makeup of its faculty, staff, parents, and students. Maple Village practices inclusion and celebrates diversity every single day and is committed to ensuring ALL of their students, families, and employees are safe and held with dignity.



# INVESTMENT TERMS

**\$650,000 NOTE | 7% CEILING RATE**  
**3 YEAR TERM, 20 YEAR AMORTIZATION**



## USE OF PROCEEDS

Loan proceeds will be used to purchase and renovate the campus they have been renting since 2008.

## REASON TO SUPPORT

MVWS serves over 200 students from their parent/child classes through 8th grades. In 2008, Maple Village Waldorf School began renting space from Emmanuel Presbyterian Church. They started with just 2 rooms but, as programming and enrollment increased, so did the space they rented from the Church. By 2021, MVWS took over the entire property, including the sanctuary. Space constraints, both indoor and outdoor, began limiting program offerings.

With a creative vision for use of space and some renovations, MVWS would be able to expand their capacity. There is currently a waitlist of potential students that already exceeds the growing capacity of the school.

## CAPITAL STACK

Purchase price is \$2,450,000 plus an estimated \$150,000 for renovations.

MVWS	\$400,000 down payment
CDFI Lender	\$1,500,000 senior debt
LENDonate	\$650,000 junior debt

## SOURCE OF REPAYMENT

The loan will be repaid from student tuition and capital fundraising campaigns. The capacity of the school and the programs it will offer will expand with this purchase and renovation.

## COLLATERAL

2nd position on the Deed of Trust on the property, along with a UCC-1 financing statement on security of other assets.

## ABOUT LENDONATE

LENDonate's mission is to create a new financial ecosystem that allows capital to flow more freely in the social sector by developing an expressive marketplace that connects affordable capital with impactful projects.

*Doing Good, Only Better*



# LENDonate Composite Risk Rating

The Composite Risk Rating takes into account the Borrower risk rating along with the duration of the loan and strength of collateral.

## Gold

This loan rating denotes high credit quality. A Gold rating generally means the borrower either has excess demonstrable cash flow and liquidity to support the size of the loan, or the loan is fully secured by strong collateral, or both. LENDonate's ceiling rate for loans in this category is no more than the U.S. Prime Rate plus 1.5%.

## Silver

This loan rating denotes stable credit quality. A Silver rating generally means the borrower either has adequate demonstrable cash flow and liquidity to support the size of the loan, and the loan is secured by documented expected earned income, such as accounts receivable. The loan may also be partially secured by pledged assets. LENDonate's ceiling rate for loans in this category is between the U.S. Prime Rate plus 1.5% and the U.S. Prime Rate plus 4%.

## Bronze

This loan rating denotes acceptable credit quality. A Bronze rating generally means the borrower either has acceptable but less dependable cash flow and liquidity to support the size of the loan, or has documented expected revenue, such as service contracts or grant receivables. Liquidity and cash-flow protection may be narrow, and market access for refinancing is likely to be less well-established. The loan may also be partially secured by pledged assets. LENDonate's ceiling rate in this category is the U.S. Prime Rate plus 4% and the U.S. Prime Rate plus 6%.



## Starfish

This loan rating denotes a nonstandard credit quality that is not quantifiable by traditional credit models. The significance of this rating is that each loan is unique and requires careful review of underlying investment risk by the investor.

A Starfish rating generally means the borrower does not possess the requirements for the Gold, Silver or Bronze ratings, but has mitigating factors worthy of consideration. These factors may include the loan's significant impact to the nonprofit or social cause, the financial strength being dependent on program outcome (PRI), and/or the uncertainty of timing and size of expected cash inflow.