Rethos is a 501c3, nonprofit organization focused on promoting the adaptive reuse of aging buildings and places nationwide.
Historic Rehabilitation Loans

Rethos’ tax advantaged loan structure supports state historic tax credit projects that ensure old buildings are renewed, jobs are created, and communities are supported through housing, businesses, and active places.

Basic Terms of Loans

Terms are negotiated per project and are finalized in a commitment letter and loan documents. Loans are determined by the amount of the state historic tax credit allocated to the project, and funding occurs after project completion. The following terms are applicable to all loans. Contact Rethos’ Real Estate Manager for detailed information and to request a term sheet.

- Loan carries a 2.5% origination fee with 0.1% interest-only payments over a 40-year amortization period
- Developer contributes to Rethos’ public benefit programming through a fee on the loan. The size of the fee depends on the amount of tax credits allocated for the project
- Developer pays $15,000 legal fees for Rethos entities
- Rethos offers option to purchase the note after 5 years at FMV

Project Timeline

Rethos’ loan documents typically close at the same time as the project’s senior loan in the earlier stages of the development, while funding occurs after the project is placed in service.

PROJECT EXAMPLES

Keg & Case West 7th Market

St. Paul, MN, completed 2018
- Developer: Craig Cohen
- Constructed in 1937, renovated to make room for 23 businesses in open-market setting
- Former site of Jacob Schmidt Brewing Company
- Total project cost: $8 million
- State tax credits: $1.6 million

Atrium Lofts

Wausau, WI, completed 2018
- Developer: MetroPlains
- Former factory warehouse on Wisconsin River
- Rehabbed into 29 mixed-income apartments
- Total project cost: $5.6 million
- State tax credits: $1.1 million

45 PROJECTS and counting

$144M state historic tax credits

3287 housing units including 2176 affordable units

414 hotel units

CONTACT INFORMATION

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