



Your partner in impact investing

We design and manage the vehicle — so you can stay focused on the mission.

Mission Driven Finance partners with allocators, RIAs, and family offices to **carry out the impact strategies** they and their clients care about.

We **design and manage institutional-grade funds and direct investments**, from specialized transactions to full-service portfolios, built on disciplined underwriting, deep community relationships, regulatory rigor, and discreet execution.

By extending your capabilities, we help you **say yes to complex, high-impact opportunities** with confidence and control.

Your impact goals. Our infrastructure.

- **Tailored funds** that operationalize your investment & impact strategy
- **Underwriting & credit management** delivered by a seasoned investment team
- **Robust fund modeling** with proactive portfolio management
- **Compliance** for common regulatory standards & fiduciary requirements
- **Impact reporting** that captures insights & advances your mission



*Since 2016, Mission Driven Finance has helped investors and capital allocators **commit over \$80M in new, high-impact fund strategies** and currently administers over **\$289M in community capital** (as of 6/30/2025).*

What you can expect

Unlike platform-only administrators, we architect solutions for \$10M–\$100M+ strategies that fall outside standard structures, like **de novo funds** or **one-off catalytic transactions**. How we engage:

1. **Confidential discovery:** Define goals and confirm fit within your framework
2. **Structure & compliance review:** Outline scope, regulatory considerations, and operational design
3. **Execution & oversight:** Mission Driven Finance builds and manages the vehicle, provides documentation, and maintains ongoing reporting and compliance
4. **Steady partnership:** You remain the face of the vehicle, while we provide continual support, data, and performance insights

Throughout the lifecycle of the fund, you get strategic and thoughtful underwriting, portfolio management, impact measurement, and reporting.

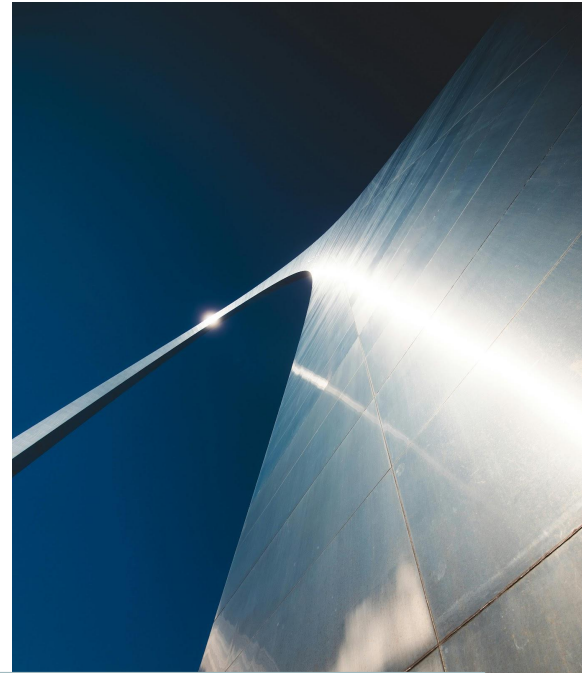


Your partner in impact investing

Built to integrate seamlessly with existing platforms and relationships

We turn complex ideas into institutional-ready structures. By understanding your purpose and risk parameters, we bring our experience and insights to design creative solutions for diverse stakeholders and domestic regulatory contexts:

- Fund model
- Investor term sheet
- Investment policy statement
- Legal entity
- Governance
- Compliance
- Board approval materials



CASE STUDY

St. Louis Development Corporation (SLDC) partnered with Mission Driven Finance to develop an innovative investment platform to attract \$100M in impact dollars to the City of St. Louis, delivering economic justice to its people, businesses, and neighborhoods. The financing model combines public, private, and philanthropic funds with federal tax credits to build affordable, mixed-income homes in underserved neighborhoods, creating a replicable and scalable solution for expanding homeownership opportunities while revitalizing priority areas of the city.



Mission Driven Finance has proven to be a key strategic partner as SLDC has evolved our impact investing approach. Their team demonstrates **flexibility and creativity** in structuring results-driven solutions while maintaining a strong commitment to St. Louis's economic landscape. What sets them apart is their ability to **navigate complex stakeholder environments**, advancing both our financial objectives and community development mission.

Stephanie Grise
Executive Vice President & COO
St. Louis Development Corporation

Mission Driven Finance provided no compensation for any testimonial or endorsement.

Let's explore how we can help you say yes to your next impact investment. Set up a call today:
launch@missiondrivenfinance.com.



Your partner in impact investing

We manage the vehicle — so you stay focused on the mission and relationships.

Using **data-driven portfolio monitoring and financial modeling** helps us anticipate shifts before they surface. Our strategic concierge fund management services include:

- Underwriting & due diligence
- Portfolio origination and servicing
- Fund performance oversight
 - Strategic portfolio management
 - Credit & risk management
- Investor onboarding, servicing, and reporting
- Portfolio impact measurement & management (IMM)
- Collecting portfolio impact stories
- Compliance & regulatory management



CASE STUDY

Elevance Health Foundation allocated \$10M to a new impact investing strategy that advances community-based health care initiatives in underinvested communities across the country at below-market rates.



As we launched our first impact fund, Elevance Health Foundation sought an investment partner who could bring our vision to life and manage the entire process. From the moment we shared our goals, Mission Driven Finance delivered end-to-end services, from fund structuring and deal sourcing to underwriting and ongoing fund management. They've been an exceptional collaborator, allowing us to stay focused on our core mission of improving health while they handle the day-to-day operational complexities.

Maggie Tittle Bowden
Program Director — Foundation and Social Responsibility
Elevance Health Foundation

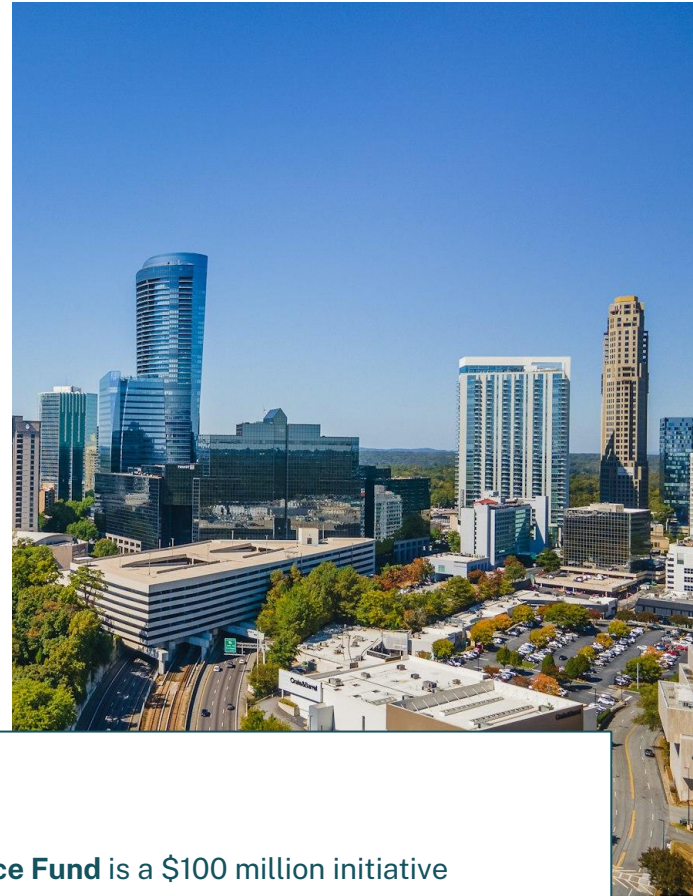
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Supporting your investment team behind the scenes

For clients that have dedicated investment professionals, we can provide the administrative assistance that **lets you stay focused on your highest and best work**. Our strategic fund administration services include:

- Transaction servicing
- Fund accounting
- Portfolio data collection
- Distribution of regular reports
- Ongoing strategic thought partnership



CASE STUDIES



The **Starbucks Community Resilience Fund** is a \$100 million initiative launched in 2021, dedicated to advancing racial equity and environmental resilience by supporting small business growth and community development projects, particularly in neighborhoods that have historically faced barriers to accessing capital. **As fund administrator, Mission Driven Finance underwrites loans, collects borrower data, and monitors and reports on portfolio performance.**



The **GoATL Impact Funds**, launched in 2018 by the Community Foundation for Greater Atlanta, are a family of impact funds providing low-cost, flexible loans to advance equitable and sustainable growth across the region, mobilizing capital for housing, economic opportunity, education, health, and environmental initiatives. What began with \$10 million has expanded into the Community Capacity Fund, which strengthens nonprofits and mission-driven enterprises, and the Affordable Housing funds, which support the creation and preservation of housing for working families. **As fund administrator, Mission Driven Finance provides a suite of administrative services that complement the foundation's team.**



Your partner in impact investing

Meet your seasoned investment team

Behind every successful fund is the infrastructure that works quietly and flawlessly. Our team can free you to focus on strategic decisions.



Lauren Grattan
Chief Community Officer



David Lynn
Chief Executive Officer
Chief Investment Officer



Thai Nguyen
Managing Director



Stephen Nunes
Managing Director



Joe Pileri
Chief Legal &
Compliance Officer



Alejandro Santa Cruz, CFA
VP of Investment Management



Evren Ozargun
VP of Fund Management



Cornelia Cheng
VP of Business
Development and
Partnerships



Jeremiah Houle
Director of Fund Development
& Management



Zack Neville Young
Director of Fund Management
& Client Services

Current and former clients include:

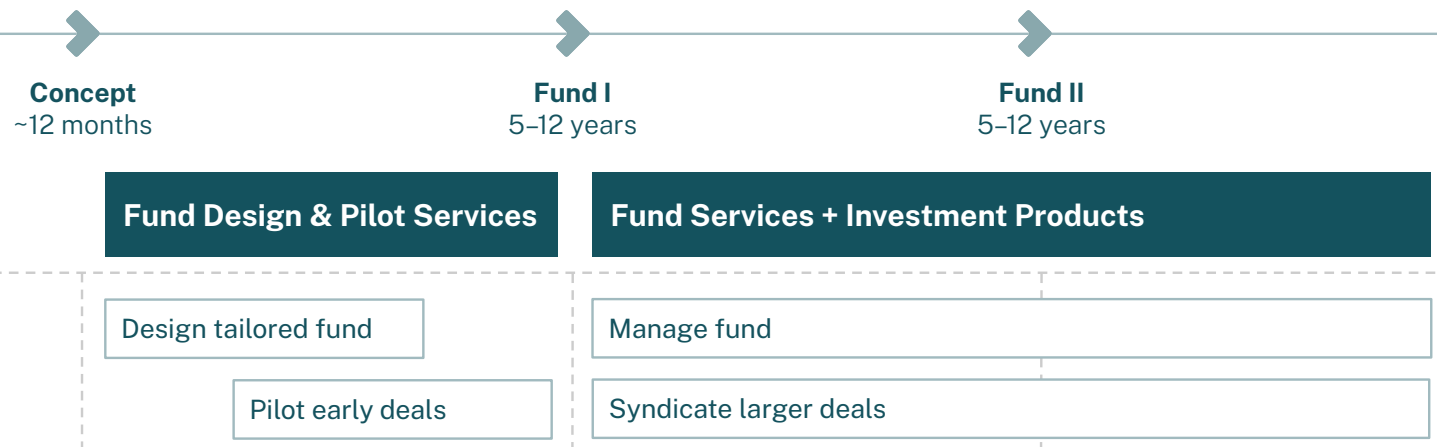




Services for foundations, family offices, advisors

Are you ready to start a fund? What to expect from concept to deployment

Launching a fund takes longer than most people realize. We are prepared to play the long game of success with you. See the different ways we can help at different stages of your fund:



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