

HOUSING



For more information

Overseas Private Investment Corporation
An Agency of the United States Government
www.opic.gov
1100 New York Avenue, NW
Washington, D.C. 20527
202-336-8799



Owning a home is not just an American dream—it is a universal dream. That's why the Overseas Private Investment Corporation (OPIC) is helping U.S. businesses in the housing sector to bring their knowledge and expertise to emerging market countries.

As the primary U.S. government agency focused on supporting private sector investment in the developing world, OPIC helps U.S. businesses invest overseas, fosters economic development in new and emerging markets, complements the private sector in managing risks associated with foreign direct investment, and supports U.S. foreign policy.

Helping to expand the availability of and access to housing in developing countries is an important part of this mission. By funding, guaranteeing, or insuring housing-related projects, OPIC serves as a catalyst for increasing private sector investment in the housing sector and for expanding the power of home ownership to encourage entrepreneurship and personal savings.

OPIC's support for housing also helps U.S. businesses in the housing sector to grow through overseas investment. This includes supporting activities such as land development, house construction, establishment of modern land title systems, development of new capacity for mortgage loans, and creation of risk-sharing mechanisms that help make loans for housing more affordable.

Project sponsors can be small, medium, or large U.S. businesses who have operated successfully in the United States and want to expand into an emerging market country. They include:

- Builders and developers
- Housing systems manufacturers
- Title insurance companies
- Mortgage insurers
- Businesses and experts in mortgage finance, housing development or micro-finance

For these businesses, OPIC can provide financing through direct loans and loan guaranties for medium and long-term investment. Loans range from \$100,000 to \$250 million for projects sponsored by U.S. companies. In most cases, the U.S. sponsor is expected to contribute at least 25 percent of the project equity, have a track record in the housing industry, and have the means to contribute to the financial success of the project.

OPIC can also insure U.S. investors—including contractors, exporters and financial institutions—against political violence, nationalization or expropriation by a foreign government, or the inability to convert local currency and repatriate profits. OPIC can insure up to \$250 million per project and has no minimum investment requirement.

OPIC'S HOUSING PROGRAM INCLUDES:

- **Mortgage Financing**—creation or expansion of mortgage or secondary mortgage markets by banks, special purpose companies, trusts, or mortgage and title insurance companies.
- **Construction and Development Financing**—housing construction including land and secondary infrastructure development.
- **Lease Purchase**—rent-to-own programs, employer assisted housing or installment sales.
- **Mortgage Securitization**—guaranty or partial guaranty for mortgage bond offerings.

Sample term sheets are available at

www.opic.gov/financing/loans/housing/index.asp