



Northern Forest Fund II

Overview

The Northern Forest Center is a regional innovation and investment partner helping rural towns thrive by driving sustainable community revitalization and rural housing solutions across Maine, New Hampshire, Vermont, and New York. We are building a New Forest Future that attracts and retains young people and fosters a regional stewardship ethic. We invite mission-aligned investors to partner with us in revitalizing rural communities while earning fixed-income returns.

About Northern Forest Fund II

Building on the success of three prior funds, Fund II is a \$20 million community-driven, impact-first investment fund designed to deliver middle-market housing and economic renewal in targeted rural communities. Using your investment, we self-finance projects, leveraging a blend of philanthropy, public funds, tax credits, and local insight to unlock projects traditional developers can't touch.

The Challenge

Rural communities in the Northern Forest face a growing crisis: too few homes for local workers, aging infrastructure, and mounting climate threats are undermining community vitality and economic resilience. Without quality housing and community assets, towns struggle to attract and retain the talent they need. Strategic investment is urgently needed to ensure these communities can thrive in the future.

Our Approach

The Center acts as a nonprofit developer and mid-term owner of housing and mixed-use projects to serve community needs. Through Fund II, we will:

- Continue to deliver right-sized housing solutions in rural communities
- Advance “wood-first” construction to strengthen the forest economy
- Attract additional investment in community assets and vitality
- Support community-identified priorities to ensure long-term impact
- Offer investors ongoing exposure to their investments and tangible results

A Proven Investment Model

The Center owns a portfolio of properties across the Northern Forest, with a mix of single- and multi-family homes and mixed-use buildings in Millinocket and Bethel ME, Lancaster, NH, St. Johnsbury, VT, and Tupper Lake and Elizabethtown, NY. Guided by local advisors, and pooling diverse capital and financing sources across projects and places, we manage risk and build resilience to ensure investor returns and community impact.

Northern Forest Fund I is nationally recognized as a select fund of



TERMS AND DETAILS

Geographic Focus

Northern ME, NH, VT, and NY

Fund Size \$20 Million

Rates & Terms

Promissory notes of:

5 years at 1.5%

7 years at 3%

Minimum Investment

\$50,000

Eligible Investors

Accredited individuals, foundations, endowment funds, family funds, and donor advised funds.

Commitment to Community

We make 10+ year investments in focal communities.

Uses Development and redevelopment of housing and mixed-use community assets. Investment funds are deployed into projects owned by the Center or its subsidiaries across the region.

Gifts, grants, and permanent capital help to expand complementary programming and deepen community impact.

Contact Kristen Sharpless,
Director of Development
ksharpless@northernforest.org
603-568-0347

Visit our Website

www.northernforest.org/invest