



HIGHLIGHTS >>

NTCIC has syndicated Historic Tax Credits since 2000

- + 155 historic developments; \$1.3B in equity
- + 60 housing developments; \$400MM in equity
- + 5,000 housing units created
- + National footprint with investments in 35 states
- + Expertise in “twinning” multiple tax credits

HISTORIC TAX CREDIT BASICS >>

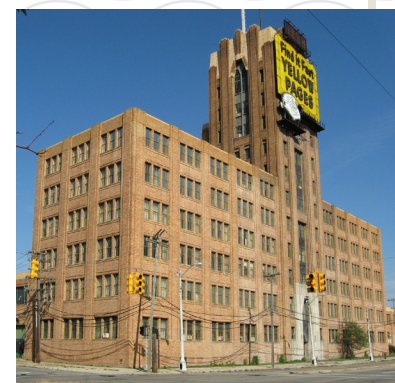
- + The Historic Tax Credit (HTC) is a **20%** federal tax credit for certified historic structures
- + The 20% HTC is calculated based upon qualified rehabilitation expenditures used to rehabilitate historic buildings
- + Credits are awarded through a three-part application process jointly administered by the National Park Service and State Historic Preservation Offices

OUR HISTORIC HOUSING PORTFOLIO >>

- + Over one third of NTCIC’s investments have included housing
- + NTCIC specializes in underwriting multiple asset classes including affordable housing, market rate, and mixed-use
- + We pioneered the process of utilizing multiple tax credits in a single transaction, specializing in combining HTCs with New Markets Tax Credits

OUR TAX CREDIT SERVICES >>

- + Raises capital from multiple investment partners to make tax credit investments in tax credit projects
- + Provides due diligence on the tax credit, economics, structure, and technical design of a historic housing development
- + Manages each transaction from initial commitment through the 5-year compliance period or exit
- + Develops strategies to achieve community impact goals



Turn the page for representative historic housing experience.

HISTORIC HOUSING PORTFOLIO



National Trust Community Investment Corporation

a subsidiary of the
National Trust *for* Historic Preservation

AFFORDABLE HOUSING >> NSO Bell Building - Detroit, MI

Rehabilitation of the historic 253,000 SF Michigan Bell and Western Electric Warehouse into a social service center and 155 units of LIHTC housing supporting the chronically homeless.

TOTAL DEVELOPMENT COSTS: \$50.8 MM

LIHTC EQUITY INVESTMENT: \$21.9 MM

HTC EQUITY INVESTMENT: \$3.4 MM



MIXED INCOME HOUSING >> The Crosstown Concourse - Memphis, TN

Adaptive reuse of a historic Sears Roebuck & Co. distribution warehouse into a catalytic live/work verticle urban villiage with 265 mixed-income housing units - the largest historic redevelopment in Tennessee history.

TOTAL DEVELOPMENT COSTS: \$197.5 MM

HTC EQUITY INVESTMENT: \$34.6 MM

NTCIC NMTC ALLOCATION: \$5 MM



MARKET RATE HOUSING >> Apache Mill - Greer, South Carolina

Adaptive reuse of a former textile mill into 97 market-rate apartments sitting on 990 feet of frontage on Apache Lake. The project utilized HUD 221 (d)(4) financing in addition to federal HTC equity.

TOTAL DEVELOPMENT COSTS: \$20.8 MM

HTC EQUITY INVESTMENT: \$3.0 MM

HUD 221 (D)(4) LOAN: \$10.7 MM



LEARN MORE ABOUT NTCIC

Visit www.ntcic.com

Kandi Jackson

VP of Acquisitions & Project Management

kjackson@ntcic.com