



National Trust Community Investment Corporation

a subsidiary of the
National Trust *for* Historic Preservation



Investing in Our Nation's

HISTORIC REVITALIZATION OPPORTUNITIES

Invest. Shape. Inspire.

1155 15th Street, NW, Ste 300
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info@ntcic.com



THE HOEN LITHOGRAPH BUILDING BALTIMORE, MARYLAND

PROJECT DETAILS

NTCIC supported the transformation of the historic Hoen & Co. Lithography factory into the Center for Neighborhood Innovation, a new model for community development. Once complete, the space will co-locate workforce development programs, educational training, neighborhood revitalization advocates, and nonprofit organizations committed to strengthening the local neighborhood.

The \$28 million revitalization will support nearly 300 quality jobs in a section of East Baltimore that has not seen substantial investment in generations. The mission-driven tenants will ensure the surrounding community has access to quality educational programs, and a pathway to a stable career.

NTCIC FINANCING:

- + \$10 Million NMTC Allocation
- + \$4 Million HTC Equity

NATIONAL TRUST COMMUNITY INVESTMENT CORPORATION

Investing in Our Nation's Historic Revitalization Opportunities



MISSION >>

National Trust Community Investment Corporation (NTCIC), an affiliate of the National Trust for Historic Preservation, is among the largest tax credit syndicators in America. NTCIC supports the country's architectural heritage, affordable housing, renewable energy, and community development initiatives through the provision of federal and state tax credits.



TRACK RECORD >>

Since its inception in 2000, NTCIC has provided over **\$1.6 billion** in capital to over **\$6 billion** in catalytic tax credit investments nationwide, including New Markets Tax Credits.

To date, NTCIC has received **\$683 million** in NMTC allocation and supported **90** high impact rehabilitations. These projects have created nearly **30,000** jobs, provided nearly **2,000** units of housing, and revitalized over **9 million** square feet of historic buildings.



STRATEGIC POSITION >>

NTCIC partners with a variety of institutional investors to provide tax credit equity to developments of a variety of sizes and asset classes across the country. Our organizational experience with tax credits, investment partners, and advocacy network allow us to create a "one-stop-shop" for development financing. We can facilitate multiple elements of the capital stack including **bridge loans**, **PACE** financing, and more.

NATIONAL TRUST NETWORK >>

As a member of the National Trust network, NTCIC leads public policy efforts for the tax credit industry. Our advocacy efforts lead change to help enhance, extend, and protect tax credit incentives that support the historic preservation movement, advance the renewable energy industry, and support meaningful community development.

BE A PART OF OUR NEXT BILLION
For more information, please contact us at kjackson@ntcic.com,
202.588.6022 and visit us at NTCIC.com

NATIONAL TRUST COMMUNITY INVESTMENT CORPORATION

Investments in Our Nation's Historic Revitalization Opportunities



HIGHLIGHTS >>

NTCIC has syndicated New Markets Tax Credits since 2000

- + \$633 million in total allocation received over 12 rounds
- + 90 community investments supported; \$2.8B in TDC
- + 9 million square feet of historic space revitalized
- + National footprint with investments in 27 states
- + Expertise in “twinning” multiple tax credits

OUR NEW MARKETS STRATEGY >>

NTCIC utilizes a preservation-based community investment strategy of saving and repurposing old, blighted buildings across the country to spur economic growth and support vibrant communities. **With this year's award, we will prioritize deploying our NMTC allocation to projects that:**

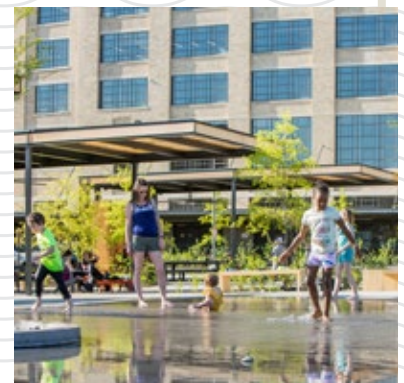
- + Rehabilitate historic buildings in severely distressed LICs
- + Create quality and accessible jobs
- + Are at least **\$5 million** in total development costs
- + Support small business growth, incubation, and revitalization
- + Include mixed-income and affordable housing opportunities
- + Support community facilities that provide healthcare, education/workforce training, or services for children

OUR NEW MARKETS INVESTMENTS >>

- + We provide both a low cost, highly flexible loans and patient equity investments to real estate QALICBs
- + We pioneered the process of utilizing multiple tax credits in a single transaction, specializing in combining HTC's with NMTCs

OUR TAX CREDIT SERVICES >>

- + NTCIC raises capital from multiple investment partners to make tax credit investments in projects across the country
- + Our team provides due diligence on the tax credit, economics, structure, and impacts of an NMTC transaction
- + We manage each transaction from initial commitment through the 7-year NMTC compliance period or exit



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NMTC PORTFOLIO HIGHLIGHTS

COMMUNITY FACILITIES >> Northland Workforce Training Center - Buffalo, NY

The revitalization of a former auto part manufacturing facility into a small business incubation center and workforce training organization which prepares over 300 students annually for entry into advanced manufacturing.

TOTAL DEVELOPMENT COSTS: \$110.5 MM

NTCIC NMTC ALLOCATION: \$5.0 MM

HTC EQUITY INVESTMENT: \$19.6 MM



SMALL BUSINESS SUPPORT >> Rail & Commerce - Omaha, NE

The substantial rehabilitation of a former United States Postal Service mail sorting facility into commercial office and creative co-working space supporting local startups and growing businesses.

TOTAL DEVELOPMENT COSTS: \$27.3 MM

NTCIC NMTC ALLOCATION: \$20.0 MM

HTC EQUITY INVESTMENT: \$4.5 MM



CATALYTIC MIXED USE >> The Crosstown Concourse - Memphis, TN

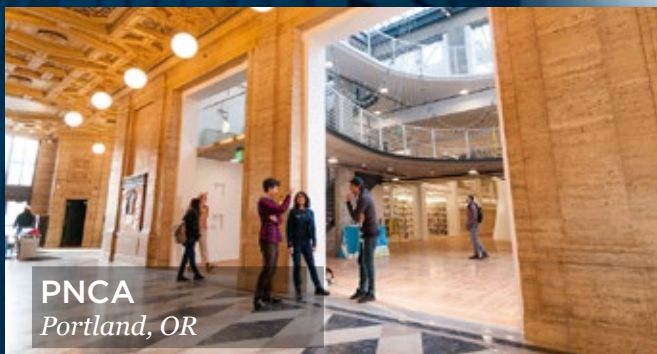
Adaptive reuse of a historic Sears Roebuck & Co. distribution warehouse into a catalytic live/work vertical urban village that includes as well as 265 mixed-income housing - the largest historic redevelopment in Tennessee history.

TOTAL DEVELOPMENT COSTS: \$197.5 MM

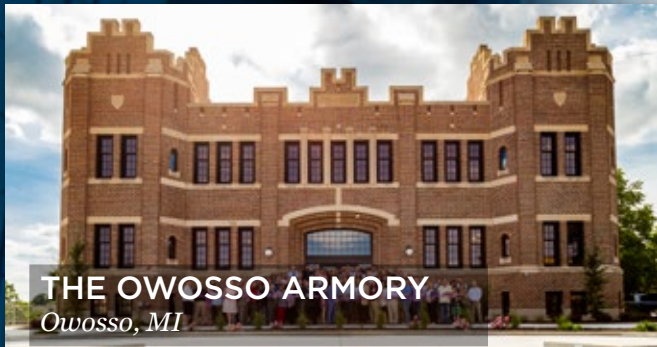
NTCIC NMTC ALLOCATION: \$5.0 MM

HTC EQUITY INVESTMENT: \$34.6 MM





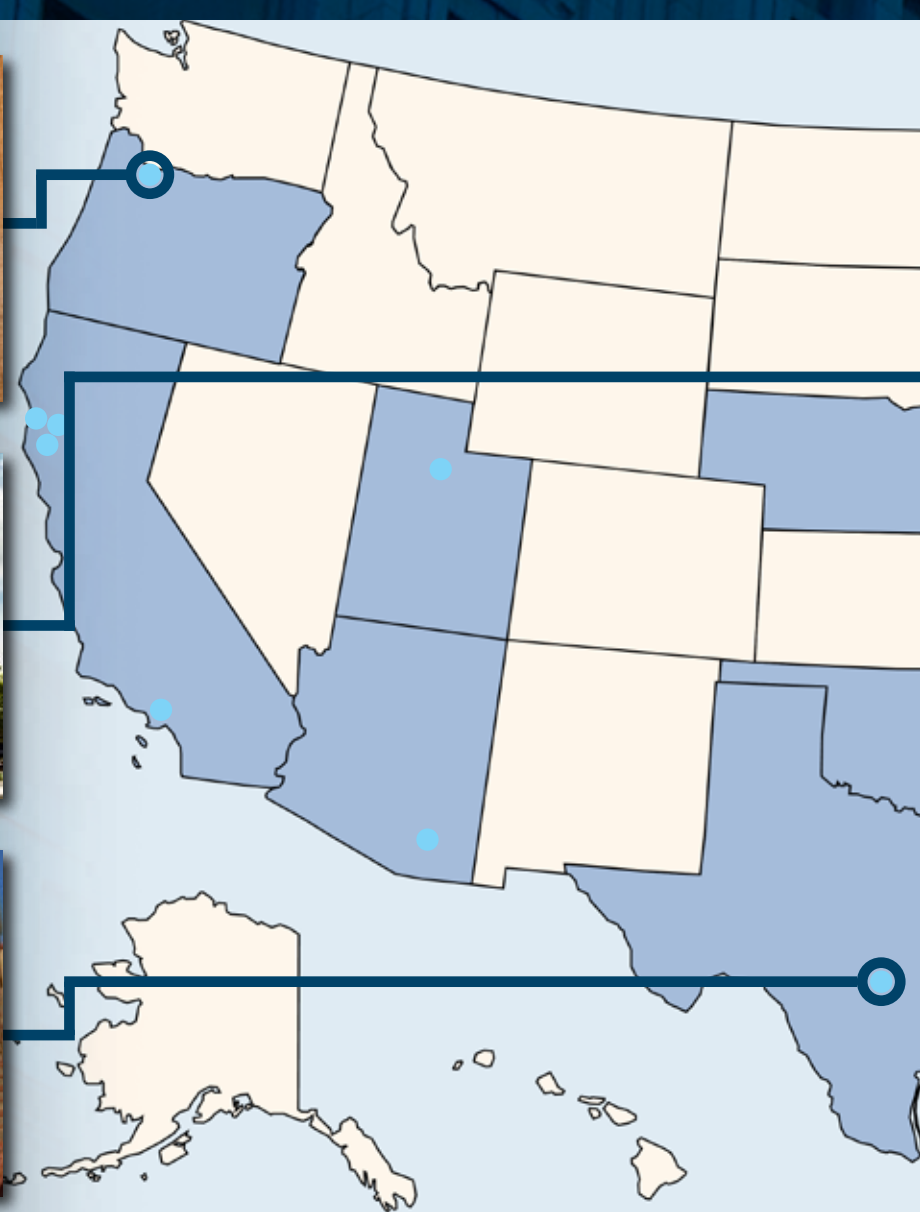
PNCA
Portland, OR



THE OWOSSO ARMORY
Owosso, MI



HEIMANN BUILDING
San Antonio, TX



MEET THE TEAM >>



MERRILL HOOPENGARDNER, PRESIDENT

Merrill joined NTCIC in 2016, bringing 19 years of experience in community development finance that includes the structuring and closing of over \$1 billion utilizing Historic, New Markets, and Low-Income Housing Tax Credits. She is the chair of the Historic Tax Credit Coalition and a member of several boards, including the National Housing & Rehabilitation Association.

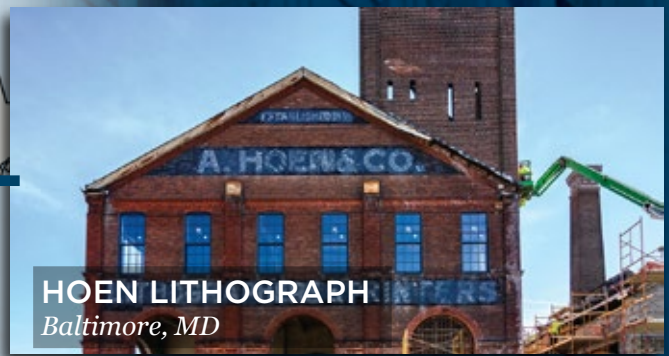
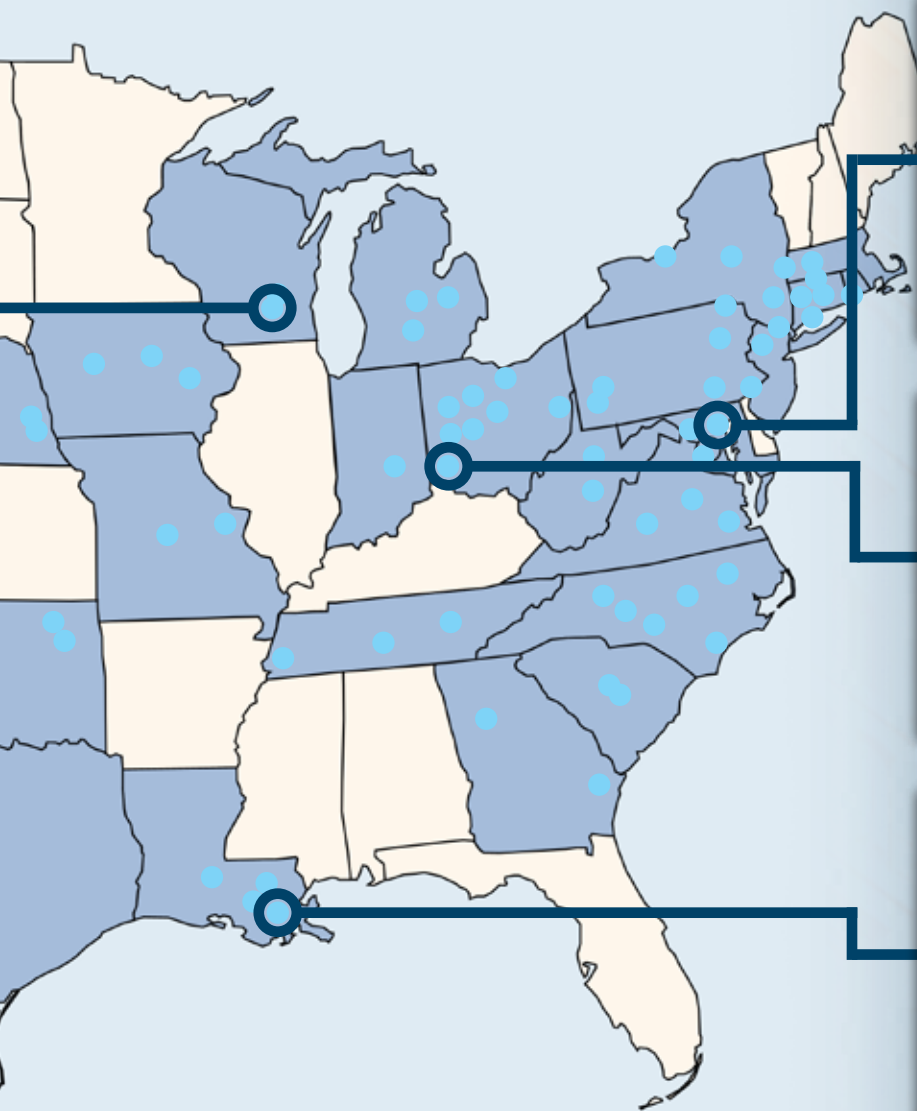
mhoopengardner@ntcic.com



KANDI JACKSON, VP OF ACQUISITIONS

As Managing Director, Kandi oversees the Acquisitions and Project Management Team of NTCIC and manages upper-tier investor relationships. In addition to a decade leading NTCIC's team, Kandi brings over 20 years of senior-level experience in real estate development and finance, including LIHTC, HTC, and NMTC investing.

kjackson@ntcic.com



MEET THE TEAM >>



WILLIAM FIEDERLEIN, ACQUISITIONS MANAGER

William is responsible for sourcing and underwriting tax credit transactions across the country. Since joining NTCIC in 2016, William has been responsible for originating and closing over \$140 million of equity investments in tax credit transactions totaling over \$900 million in development costs. This includes over \$300 million in housing developments nationwide.

wfiederlein@ntcic.com



AMANDA BLOOMBERG, ACQUISITIONS MANAGER

Amanda is responsible for identifying, structuring, and underwriting prospective tax credit investments for NTCIC. Amanda joined NTCIC with over ten years experience directing the origination and closing of LIHTC and HTC transactions.

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