



LISC NEW MARKETS TAX CREDIT PROGRAM

FINANCING SOLUTIONS TO REBUILD AMERICA'S DISTRESSED COMMUNITIES

“Who else but LISC would believe in a project like this?”

The Local Initiatives Support Corporation (LISC) is a pioneer in the development and use of New Markets Tax Credits to stimulate private capital investment in communities with high levels of economic distress and transform them into good places to work, do business and raise children. The National Equity Fund, Inc. (NEF) manages LISC's NMTC Program. NEF is LISC's tax-credit equity affiliate and has invested more than \$5.5 billion in low income communities over the past twenty years.

“There aren't too many funders who would underwrite an artist community or a kitchen incubator. I've been in business for 31 years and this is the first time I've seen a project that is 100 percent of the community, by the community, and for the community. This is what they asked for and this is what they need.”

Bill Struever, President and CEO,
Struever Bros. Eccles & Rouse



Photos (left to right): The Shops at Park Village (Washington, DC); Hope Street Child Care Center (Woonsocket, RI); LaSalle Senior Center (Seattle, WA); S&S Cycle Factory (Viola and LaCrosse, WI); Summit Place Office Complex (West Allis, WI).

Our program overcomes the obstacles to building long-term opportunities.

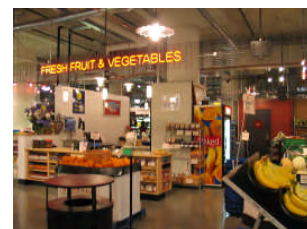
100% of our transactions involve real estate development in communities that meet the CDFI Fund's criteria for “High Distress.” In these areas, perceptions of higher risk translate into prohibitively high costs of capital and/or inadequate financing. We use NMTCs to solve these financing problems and provide a timely and financially viable way for communities to realize the benefits of a given project.

Within our focus area, transactions can take on a variety of shapes and sizes to ensure that they address specific community needs, align with on-going initiatives, and stimulate wider economic revitalization. This flexibility has yielded projects ranging from shopping centers, to arts-related facilities, incubator space for local entrepreneurs, charter schools, day care centers, and other community facilities.

Our national network of community developers and our strong relationships with engaged investors provide a constant flow of new projects and ready capital that allows us to maintain an extensive project pipeline. Likewise, our deep community development and tax-credit financing expertise allow us to deliver high-quality acquisition and asset management services. These capacities build confidence and ensure the efficient and effective deployment of our Investor Partners' high-impact capital.

NMTC's at work

Midtown Global Market – Minneapolis, MN
Our program used \$8.9 million in NMTC allocation authority to help finance the rehabilitation of the Midtown Exchange Building (former Art Deco Sears Towers). The project transformed this vacant building's ground floor into the city's largest public market at 80,000 sq. ft. and created 200 new jobs. Today, the market is “home” to a vibrant array of local vendors and entrepreneurs reflective of the city's ethnic and racial diversity. Photos (below, top to bottom): market exterior; interior; market vendor.



Our results lead the way in NMTC financing.

High Impact

Total Sq. Ft. Built:
4.7 million

Total Housing Units Built:
407

Total Construction Jobs Created:
8,357

Total Permanent Jobs Created:
7,319

High Capacity

Total LISC NMTC Allocation:
\$623 million

Total NMTC Transactions Closed:
43

Investor Partners

Bank of America	KeyBank
Bank of the James	National City Bank
BB&T	TransCapital
Chevron	Union Bank
Fifth Third Bank	US Bank
Huntington Bank	Wachovia Bank
HSBC	Wells Fargo Bank
JP Morgan Chase Bank	