

STRUCTURED FINANCE**OVERVIEW**

Enterprise is one of the largest New Markets Tax Credit (NMTC) allocatees in the nation, with a combined allocation of \$610 million. We use NMTCs to enhance financing for commercial and mixed-use projects in qualifying low-income census tracts that have a demonstrable community impact. The Enterprise NMTC portfolio includes loan and equity investments in over 40 projects in 18 states and Washington, D.C. Investments include all major real estate types: mixed-use, for-sale housing, office, retail, hospitality, community centers, shelters, theaters and schools.

Enterprise has developed significant expertise in the NMTC industry, and we utilize our experience to provide other members of the NMTC industry the following consulting services:

- NMTC transaction selection, structuring, underwriting and closing services
- CDE compliance services
- Investment fund management services
- Year 7 NMTC exit strategy consulting services

NMTC TRANSACTION SELECTION, STRUCTURING, UNDERWRITING AND CLOSING

Enterprise works with investors and CDEs to select NMTC investment opportunities, and with developers and sponsors to source much needed NMTC investment into valuable projects. Enterprise also assists with transaction structuring, underwriting and closing.

CDE COMPLIANCE

Enterprise works with CDE clients to identify, understand and meet the compliance requirements of the NMTC program. We can assist the CDE with:

- Training in compliance requirements
- Maintaining appropriate records
- Testing and monitoring allocation agreement and IRS regulatory compliance
- CDFI Fund reporting
- Investor and board reporting

INVESTMENT FUND MANAGEMENT

Enterprise provides investment fund management services to investors and CDEs utilizing leveraged transaction structures. This includes accounting, loan servicing and reporting, as well as monitoring the CDE's NMTC and transaction document compliance.

YEAR 7 NMTC EXIT STRATEGY CONSULTING

Enterprise can assist with unwinding NMTC transactions at the end of the regulatory compliance period.

For more information about our products and services, contact:

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Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For more than 25 years, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested more than \$10 billion in equity, grants and loans to help build or preserve more than 250,000 affordable rental and for-sale homes to create vital communities. Enterprise is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org and www.enterprisecommunity.com to learn more about Enterprise's efforts to build communities and opportunity.