

Revitalizing Communities Through Historic Tax Credits

For 20 years, Enhanced Capital has provided financing to businesses and projects underserved by traditional sources of investment to help meet targeted public policy goals. Our team is dedicated to providing comprehensive, flexible financing solutions to developers in order to achieve significant community impact.

Enhanced is committed to achieving transformative economic development outcomes in communities across the United States by investing in small and medium-size businesses and projects involving historic restoration, renewable energy, and affordable housing through numerous federal and state tax credit programs.



HISTORIC REVITALIZATION

Historic buildings tell a story about our community and our past. Restoring historic buildings promotes economic development, transforms communities, and preserves culture. To date, Enhanced has:

Financed more than
110
historic rehabilitation projects

Supported more than
\$1.9 BILLION
in historic rehabilitation projects

Financed more than
\$200 MILLION
of federal historic tax credits through more than
60 projects



STATE TAX CREDIT PROGRAMS

More than **35** states have historic tax credit and other development tax credit programs

Enhanced has financed close to
\$220 MILLION
of state tax credits associated with projects big and small in communities across the country



DEVELOPER FINANCING

Enhanced helps developers realize the value of state and federal historic tax credits by offering redevelopment projects both bridge-loan financing and Commercial Property Assessed Clean Energy loans (C-PACE).

Enhanced has closed approximately
\$75 MILLION
in bridge loans

Enhanced is seeking C-PACE financing opportunities starting at
\$1 MILLION

All information as of June 15th, 2019



NEW MARKETS TAX CREDITS

Working through federal and state New Markets Tax Credit (NMTC) programs, Enhanced provides transformative projects and businesses located in low-income communities with the investments they need to grow and create jobs.

\$50 MILLION

received in 2019 federal NMTC allocation, Enhanced's eighth federal NMTC allocation

Awarded a total of

\$753 MILLION

in federal and state NMTC allocation to date



FEDERAL HISTORIC TAX CREDITS

Enhanced manages proprietary funds and direct investments that generate federal historic tax credits.

Enhanced is seeking federal historic tax credit investment opportunities

GREATER THAN \$1 MILLION



TAX CREDIT BRIDGE LOANS

Enhanced helps developers maximize the value of federal historic and various state tax credits by providing flexible bridge financing to development projects.

Terms up to

36 - MONTHS

with fixed and floating rate options available

Enhanced is currently seeking bridge lending opportunities with loan sizes from

\$2-\$30 MILLION



STATE TAX CREDIT PROGRAMS

Enhanced has invested in projects utilizing state tax credits in 17 states and is in active discussions on projects in numerous other programs.

Enhanced has experience with and is currently seeking investment opportunities for programs including:

- abandoned building
- brownfield
- green building
- industrial
- infrastructure
- mill
- other related tax credit programs



COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE)

Enhanced now offers Commercial Property Assessed Clean Energy loans (C-PACE). C-PACE financing provides long-term, fixed-rate funding for energy efficiency, renewable energy, water conservation, and building resiliency upgrades to existing and new properties.

Benefits to C-PACE include:

- Finance 100% of retrofit costs, 20-30% of overall building value
- 20+ year term
- Non-recourse after completion
- Fixed-rate alternative to mezzanine debt or equity
- All property types and new construction, retrofits, and substantial rehabs considered



RENEWABLE ENERGY TAX CREDIT EQUITY

Enhanced is proud to participate in **37 operational projects** that produce sustainable, clean energy. Our renewable energy investments are an important part of our effort to achieve positive social impact.

Enhanced Capital has helped finance more than

\$336 MILLION

in clean energy projects



AFFORDABLE HOUSING

Enhanced is seeking opportunities to help affordable housing developers finance projects with federal and state tax credits.

Contacts

Richard Montgomery (New Orleans): 504.569.7904 • Jon Burckin (New York): 646.829.3631 • enhancedcapital.com