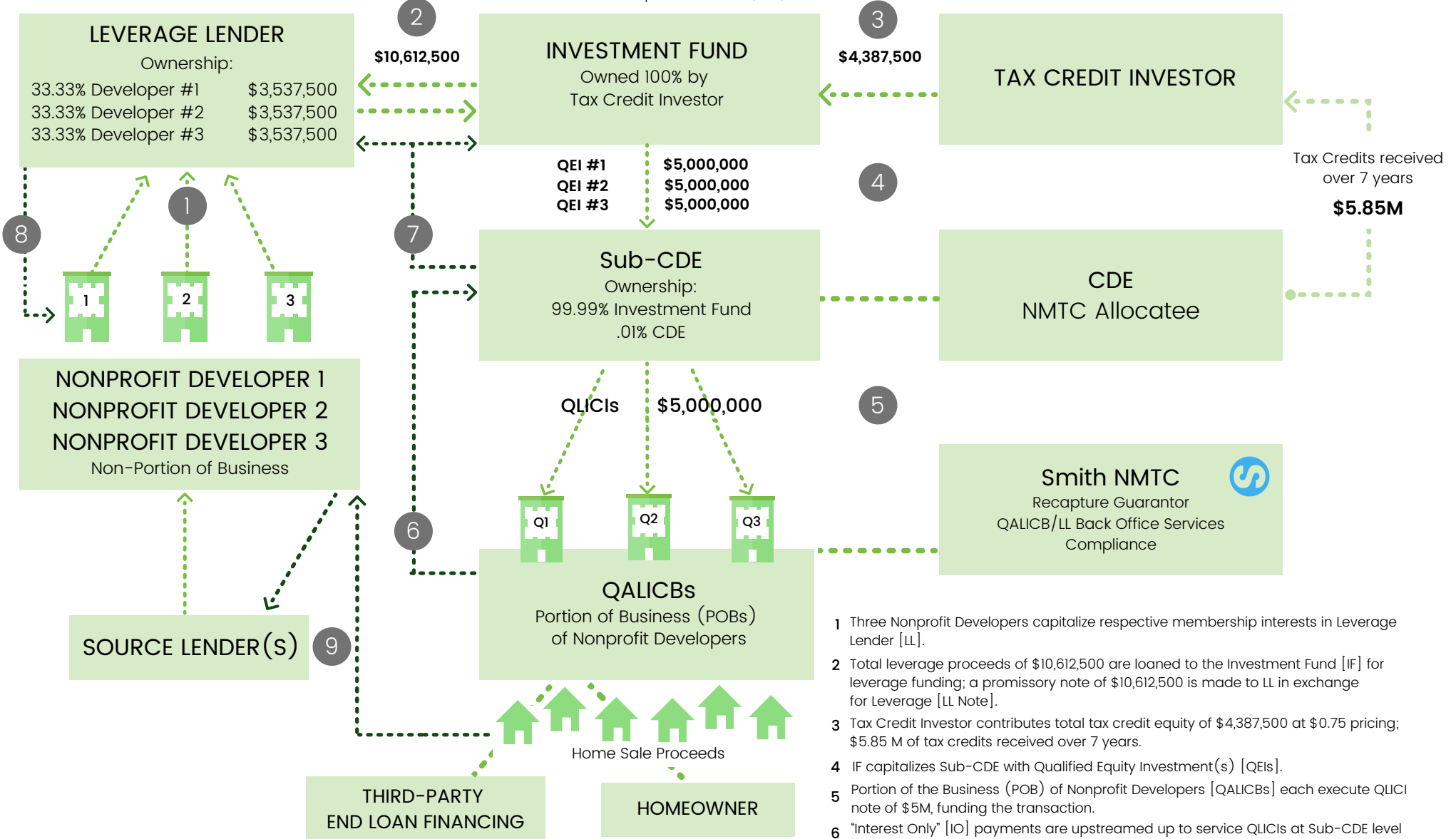


## MODEL: NMTC Affordable For-Sale Housing

Multi-QALICB

\$15,000,000 NMTC Transaction (\$0.75 pricing)

Total Investment Fund Capitalization = \$15,000,000



- 1 Three Nonprofit Developers capitalize respective membership interests in Leverage Lender [LL].
- 2 Total leverage proceeds of \$10,612,500 are loaned to the Investment Fund [IF] for leverage funding; a promissory note of \$10,612,500 is made to LL in exchange for Leverage [LL Note].
- 3 Tax Credit Investor contributes total tax credit equity of \$4,387,500 at \$0.75 pricing; \$5.85 M of tax credits received over 7 years.
- 4 IF capitalizes Sub-CDE with Qualified Equity Investment(s) [QEIs].
- 5 Portion of the Business (POB) of Nonprofit Developers [QALICBs] each execute QALICB note of \$5M, funding the transaction.
- 6 "Interest Only" [IO] payments are upstreamed up to service QALICBs at Sub-CDE level and then LL Note at IF level.
- 7 Sub-CDE makes distribution to IF to pay the LL Note; IF pays debt service on LL Promissory Note to LL.
- 8 LL makes distribution of IO to membership interests.
- 9 Upon sale of homes, revenue is received by POBs which then make a distribution to non-POBs. Non-POBs pay down source loan, if any, outside of structure.

QALICB's Estimated 'all-in' NMTC Net Benefit at Closing **\$793,008**