Investing in LIHTC Funds

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Enterprise®

Today’s Topics

- Tax Codes
- Regulations
- Acronyms
- Financing Structures
- Legal Forms
- Construction Techniques
- Outdated Ideas
- Where the best shopping is
- My Last Vacation
- My Life History
- Housing Development Skills
- Site Selection
- Reserve Balances
- Adjusters
- Passive Losses
- S Corps
- Weather Patterns in Guam
- Green Building Techniques
- Working Capital
- Developer Fees
- Accessory Dwelling Units
- Land Trusts
- Empowerment Zones
- Cotton vs. Rayon
- Tax Increment Financing
- Notice of Funding Availability
- Financial Institutions
- Public Speaking Skills
- Candy Toss
- Personal Stories

Oh please, he is not going to talk about all that in 40 minutes???

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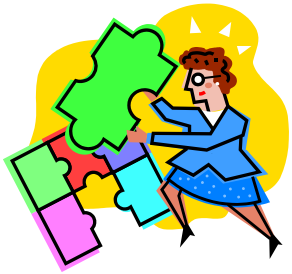
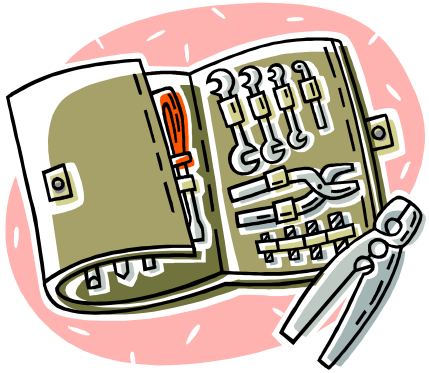
here’s the real “stuff”





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THREE GOALS TODAY

THREE GOALS TODAY

- LEARN

THREE GOALS TODAY

- LEARN
- LAUGH

THREE GOALS TODAY

- LEARN
- LAUGH
- LUCKY

Know Your Audience

PVSL

Know Your Audience

- Prisoner

Know Your Audience

- Prisoner
- Vacationer

Know Your Audience

- Prisoner
- Vacationer
- Socializer

Know Your Audience

- Prisoner
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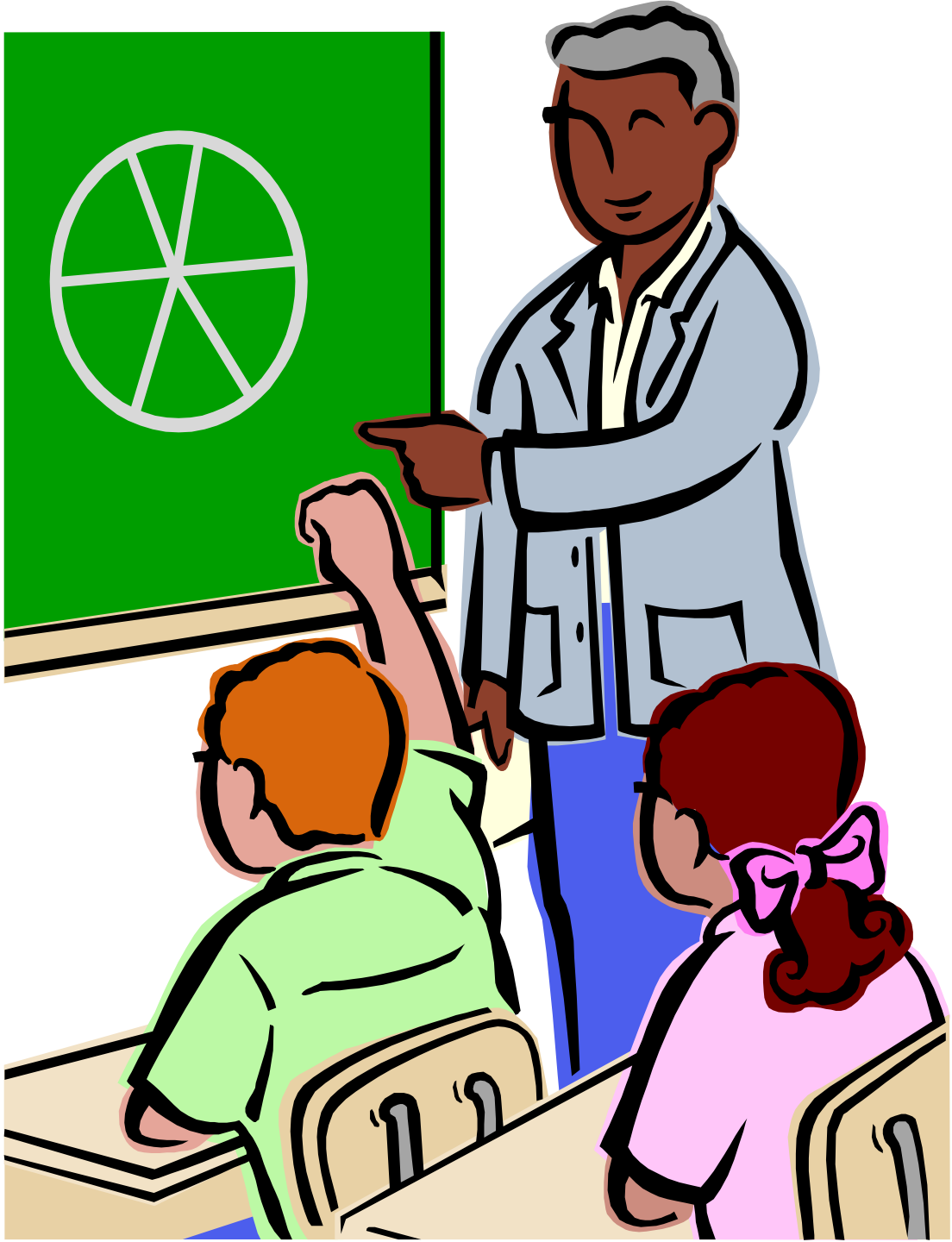
- Learner



Know Your Audience

- Prisoner
- Vacationer
- Socializer
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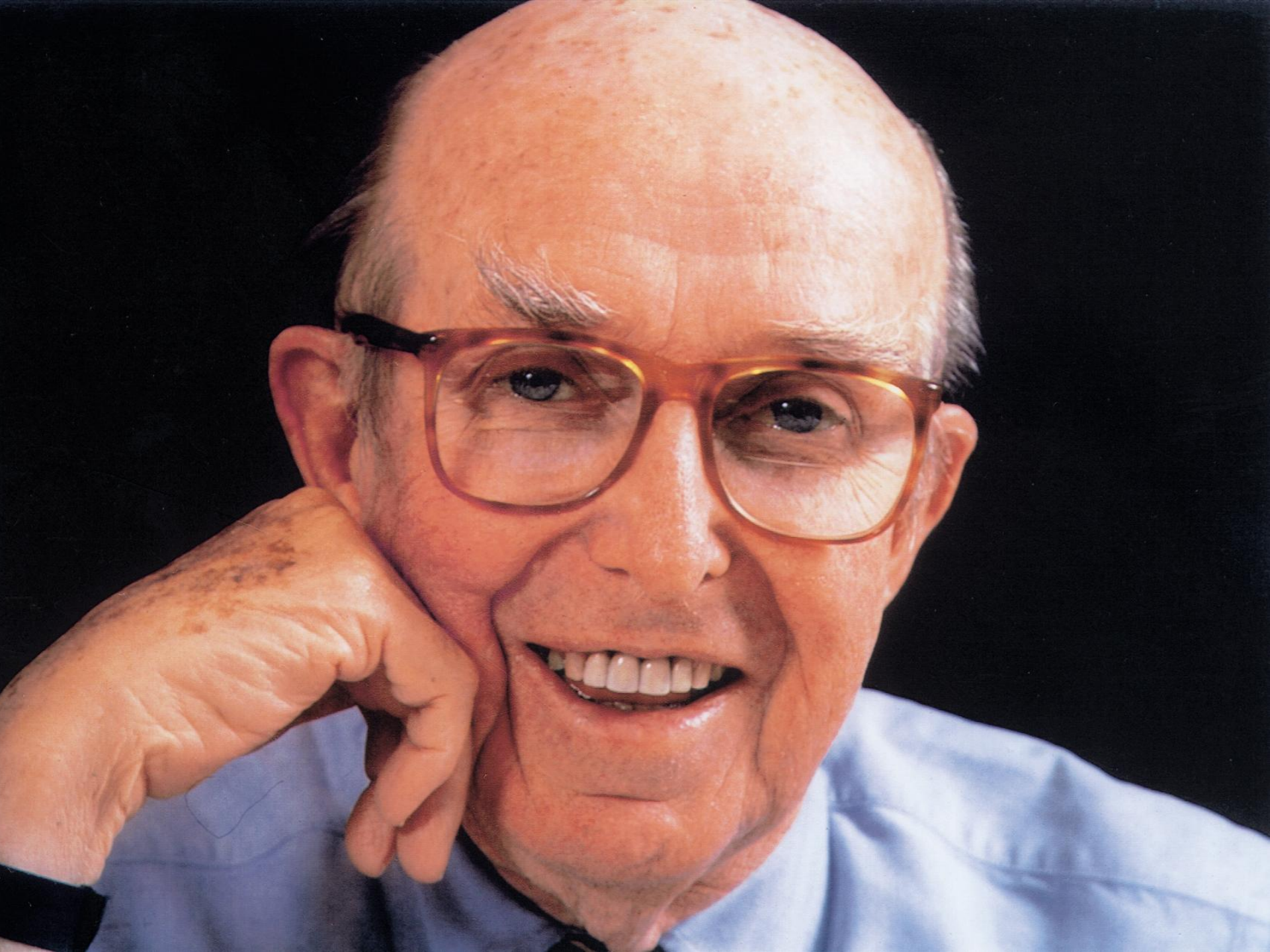
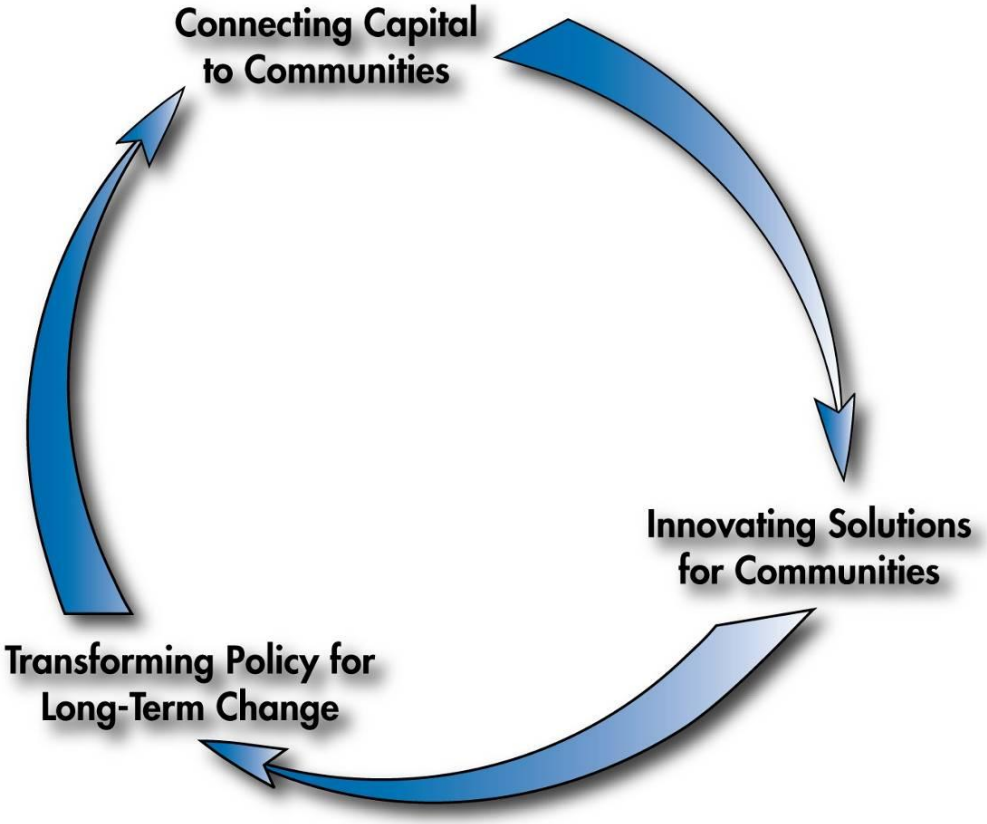
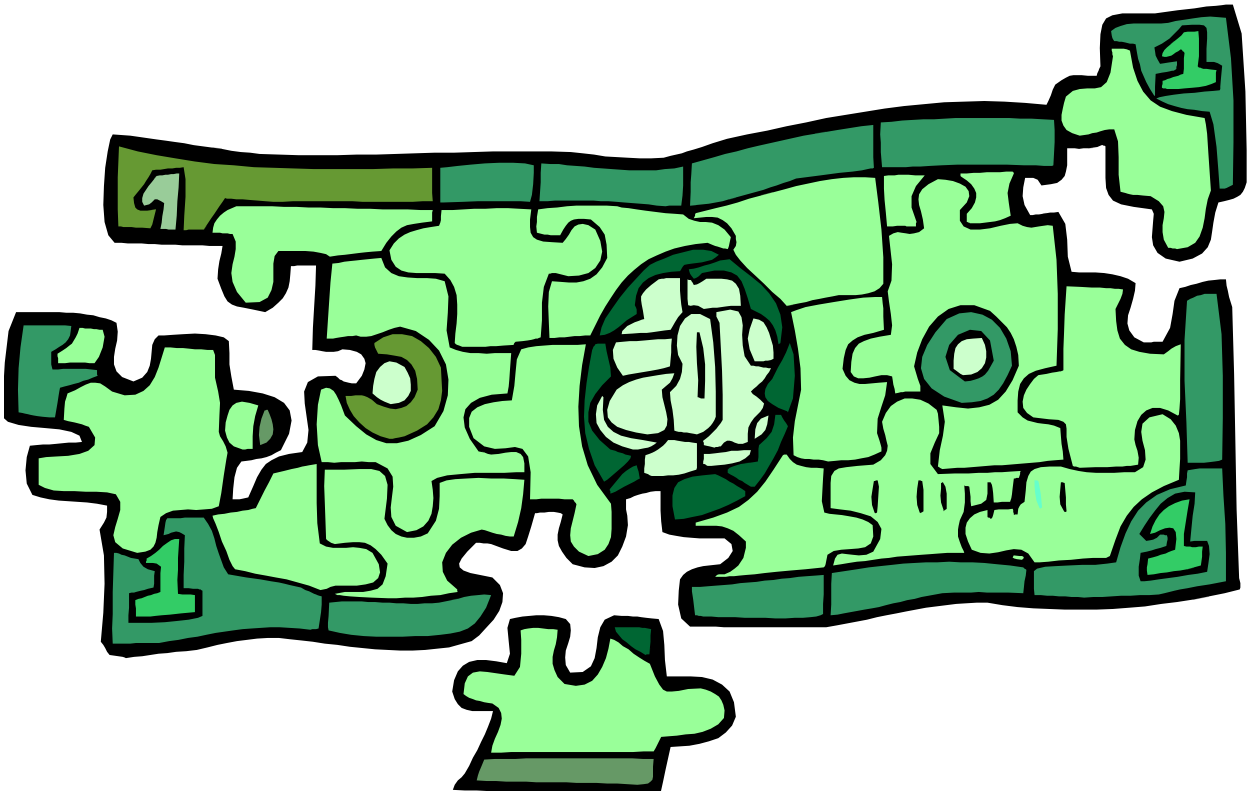


Enterprise™

Enterprise Model



Investing in LIHTC Funds



CREDITS
Federal Government

CREDITS
Federal Government
State Housing Agency

CREDITS
Federal Government
State Housing Agency
Sponsor
(Developer)

CREDITS
Federal Government
State Housing Agency
Sponsor (Developer)
Enterprise (Syndicator)
Investor
EQUITY

HOW TO INVEST

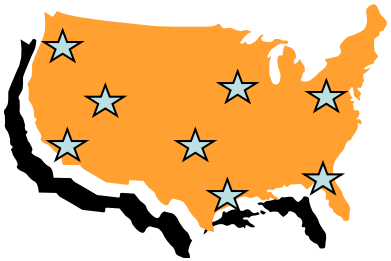
Direct Investment

Investor

Investment Fund

Investor | Investor | Investor

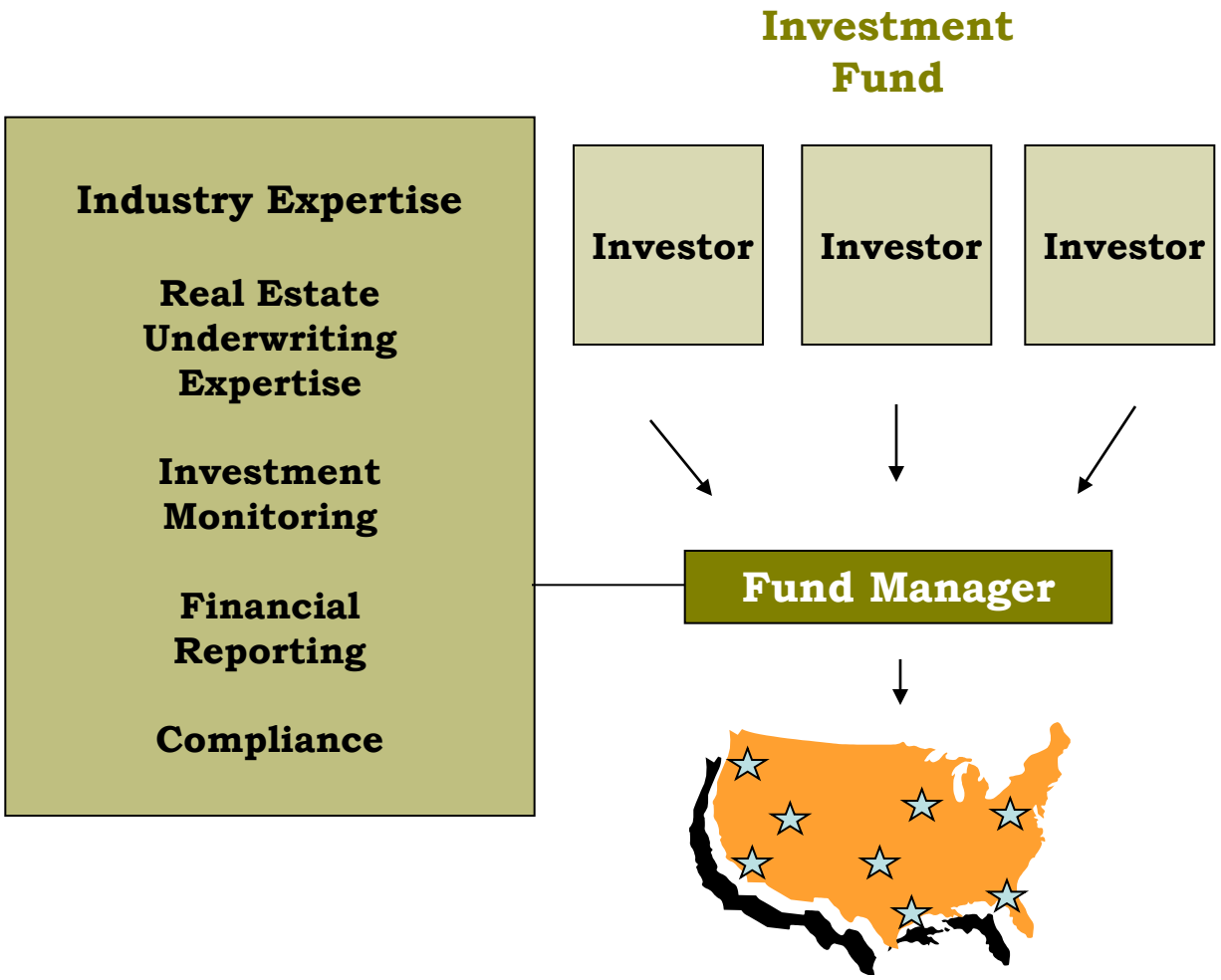
Fund Manager



Why select a fund vs. direct?

- Getting the markets you need!
- Risk Diversification
- Expertise of others
- Smaller investment size
- Larger investment size

What does a syndicator do for me?



Who invests in LIHTC?

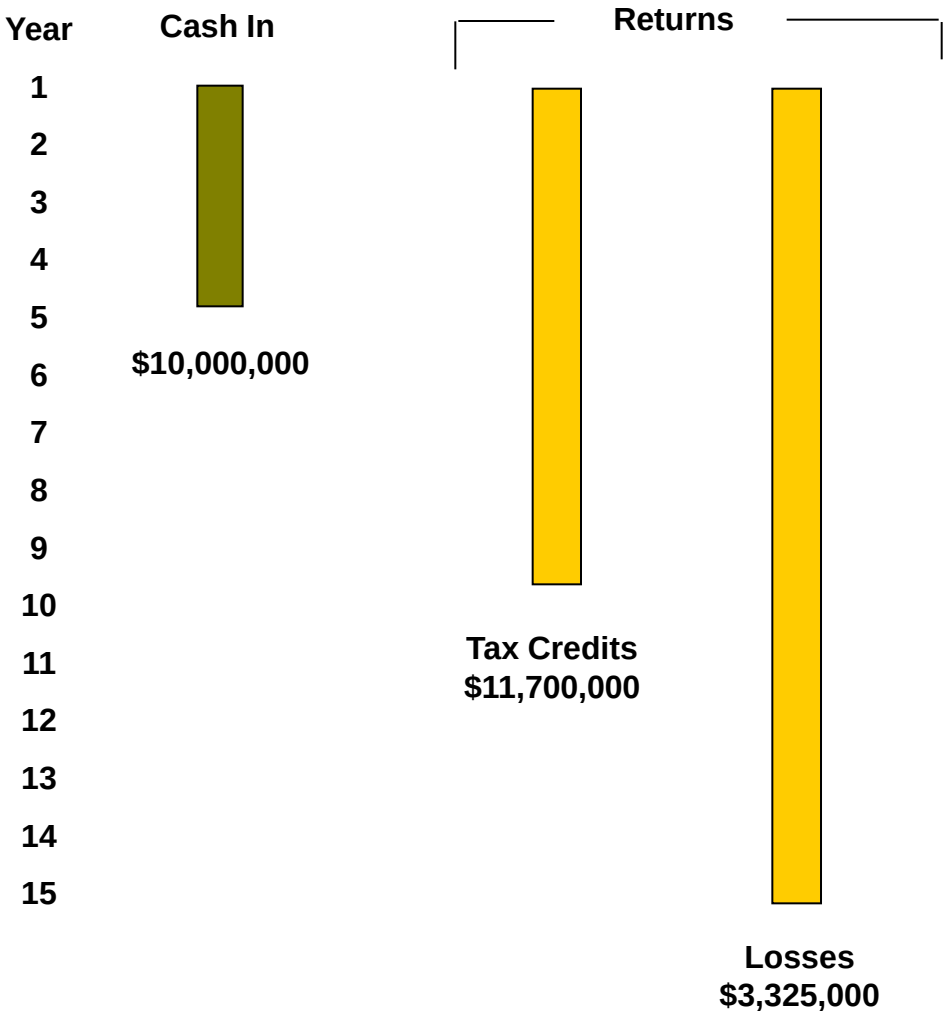
- Banks
- Insurance Companies
- Corporations

How is the return to investors calculated????

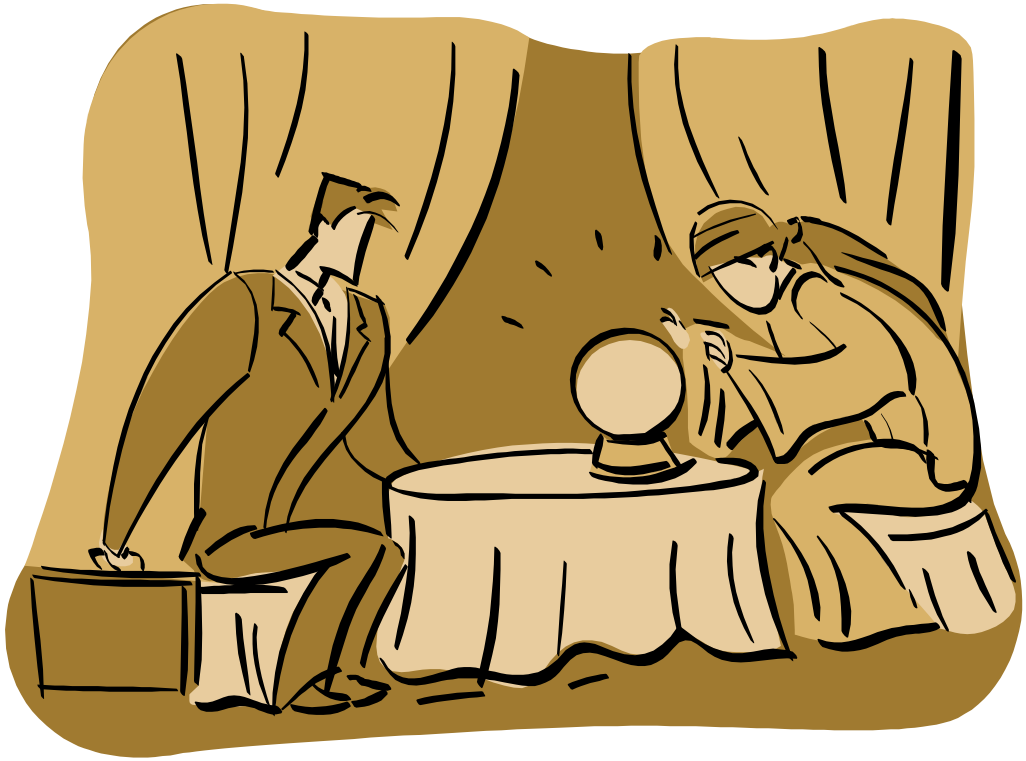
- When do you “show me the money?”

I would gladly have a hamburger today…

BENEFIT SCHEDULE $10MM FUND INVESTMENT



What are the benefits and risks for investors?

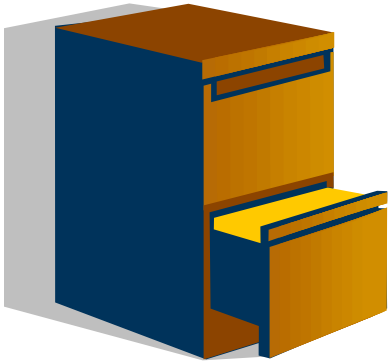


What are my investment alternatives ?

UNDER
CONSTRUCTION

Sorry WE'RE
CLOSED

22.455



.08%

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That's All Folks