



# National Trust Historic Real Estate Fund

**National Trust Historic Real Estate Fund (NTHREF)**, is an affiliate of the National Trust Community Investment Corporation (NTCIC) and the National Trust for Historic Preservation and is

**seeking developers with extensive historic rehabilitation experience who need additional capital for their historic rehabilitation projects.**

<b>Product</b>	<ul style="list-style-type: none"> <li>• \$2-3.5 million private equity or mezzanine debt</li> <li>• 7-10 year investment period</li> <li>• Market rate returns</li> </ul>
<b>Location</b>	<b>Nationwide</b> - Urban cities or sub-markets with positive trends of rent growth and stable or improving vacancy rates
<b>Property Type</b>	<ul style="list-style-type: none"> <li>• National Register of Historic Places or historic district designation</li> <li>• Multi-family or mixed-use</li> </ul>
<b>Readiness</b>	<ul style="list-style-type: none"> <li>• Developer has site control</li> <li>• Placement in service expected in 2018 or 2019</li> <li>• Architectural drawings have been prepared</li> <li>• Cash flow projections must reflect the source of funds, development budget and long term operating projections</li> </ul>
<b>Structure</b>	<ul style="list-style-type: none"> <li>• <b>NTCIC:</b> Limited partner or lender</li> <li>• <b>Developer:</b> Leads development and controls management of project</li> <li>• <b>Investment Offering:</b> Equity position with the developer or mezzanine debt</li> <li>• <b>Not Included:</b> Pre-development funding or bridge lending; NTHREF will not provide guarantees</li> </ul>

**NTHREF Contact**

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*NTCIC has raised over \$1 billion of tax credit equity to support sustainable economic development in communities by providing tax credit syndication, technical assistance and advocacy for the preservation of historic properties, especially in low-income communities, and the promotion of renewable energy. NTCIC is a wholly owned for-profit subsidiary of the National Trust for Historic Preservation, the leading nonprofit advocate for historic preservation. NTCIC is an equal opportunity provider.*