



*2023 Midwest Lender's Conference  
Current and Emerging Financing Programs*

July 25, 2023

# Current and Emerging Financing Programs

## Overview

- **LIHTC / Tax Exempt Bonds**
- **Real Estate Tax Exemption - TIF**
- **Opportunity Zone Funds**
- **Innovations in Process**

# Current and Emerging Financing Programs

## Opportunity Zone Funds

- **Program Overview**
- **Volumes**
- **Example Transaction Overview**
  - Workforce Housing – Equity Gap
  - Development Cost - \$70 million
  - First Mortgage - \$50 million
  - Equity from OZ Fund - \$13 million; \$2.5 million from Sponsor

# Opportunity Zone: Org Chart Example

