

HISTORIC CONSULTANTS

FINANCING & TAX CREDITS
FOR OLDER BUILDINGS

YOUR SINGLE RESOURCE FOR HISTORIC REHABILITATION

Rehabilitating and re-using historic buildings is a complex process. The financial issues alone can be significant.

Historic Consultants are innovative real estate brokers specializing in older buildings. Now you can turn to one source for everything from real estate brokerage, to project financing, to raising tax credit capital, as well as attaining historic approvals for rehabilitation work.

Historic Consultants can bring dozens of advantages to your rehabilitation project, including:

- Reduce the time necessary to determine the feasibility of the project and its prospects for financing and tax credits.
- Maximize funding potential by working with pros who know what it takes to make these projects successful.
- Save time by relying on one comprehensive source for financial management of all loans, tax credits, and financial incentives.
- Reduce pre-development expenses and holding costs.

MAXIMIZE HISTORIC TAX CREDITS

Rehabilitation of a historic building could generate a sizable tax credit that can benefit your project. A 10% or 20% federal tax credit is available depending on the building's qualification. This tax credit can often result in millions of dollars additional funding.

Historic Consultants, in partnership with a number of professional resources, can bring the tax credit investor to the transaction and prepare the approval applications for you in a fraction of the time. Because of our extensive experience with this process, we can

"The assistance received from the professionals at Historic Consultants has streamlined the paperwork process to make historic preservation a more rewarding experience for developers and property owners like ourselves."

Tom Sundheim and Rich Borman
Burlington Hotel, LP

ensure that you will have a quality tax credit partner and the historic report will be complete, accurate and, result in the tax credit approval you seek.



BENEFIT FROM NEW MARKETS TAX CREDITS

If your project qualifies, additional equity and/or financing could be brought about to close funding gaps through the New Markets Tax Credit program. With NMTCs, a project can receive permanent equity and/or flexible financing when it's needed most.

In combining New Markets Tax Credits with Historic Rehabilitation Tax Credits, outside equity in your project can be maximized, thereby increasing the return on your investment.

AVAIL YOURSELF OF FINANCIAL INCENTIVES

Depending on the project's location, additional financial incentives may be available to tap into. Available in many cases are:

- Energy Tax Credits
- Property Tax Reduction
- Employment Tax Credits
- Enterprise or Empowerment Zone incentives

Historic Consultants takes every available incentive into consideration as supplementary leverage for your rehabilitation project.

Historic Consultants puts the right people on your team.

There are dozens of critical issues to consider when bringing about the cost-effective rehabilitation of a historic building. Historic Consultants covers them all, including directing you to the best resources available for a rehabilitation project:

- Real Estate Attorneys
- Referrals to qualified CPAs
- Historic research specialists
- California CEQA & Section 106 consultants
- Architects
- General Contractors
- Referrals to product suppliers
- Interaction with green building experts

This project would have not been possible without Historic Consultants' expertise in financing and tax credits for historic buildings. Their detailed knowledge of historic and new markets tax credits transactions saved both time and money in developing this theater."

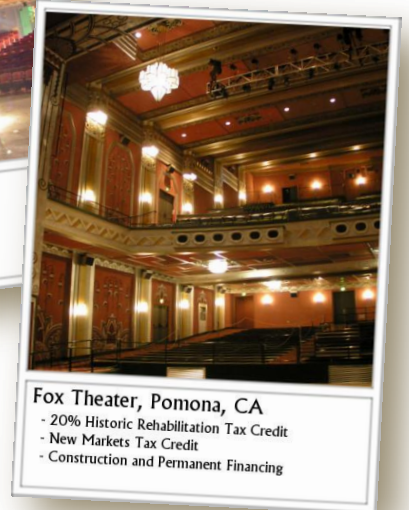
Jerry Tessier, Developer, Fox Pomona Theater

STREAMLINE THE FINANCING AND REHABILITATION PROCESS

If you see rehabilitation in the future of your old or historic property, take the smart first step by contacting Historic Consultants. From a single knowledgeable source, you get everything you need to maximize financial benefits.



Fox Theater, Pomona, CA
Before Rehabilitation



Fox Theater, Pomona, CA
- 20% Historic Rehabilitation Tax Credit
- New Markets Tax Credit
- Construction and Permanent Financing

EXPERIENCE YOU CAN TRUST

Founded in 1994, Historic Consultants pioneered the technique of reducing costs and time for a historic rehabilitation project by bringing all primary real estate and historic consulting services under one umbrella. You can turn to the Historic Consultants team with confidence knowing you have tapped a resource of exceptional talent with extensive experiences and nationwide service.

Start the future of your property off right. Call Historic Consultants today.

(877)268-8481

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Do you know how to maximize the financing for your older or historic building?

Do you know if your property is designated on the local, state or federal registers?

Do you know about the benefits and drawbacks of historic designation?

Have you determined if your building is eligible for Historic Rehabilitation and/or New Market Tax Credits?

Do you know how to turn your historic building into a green building?

Don't go at it alone. Put Historic Consultants on your team today.



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