

## HISTORIC TAX CREDIT INVESTMENTS CREATIVE PROPERTY FINANCING SOLUTIONS



PNC is a leading provider of tax credit equity and associated financial products and services. Our team of professionals has expertise in the technical aspects of historic tax credit equity finance and is well-versed in the various federal and state requirements that can affect your development.

PNC provides construction financing for commercial and residential projects, mini perms/term loans, letters of credit, lines of credit, loan syndications and long-term financing.

Most important, our staff specializes in superior customer service delivered through an integrated underwriting and closing platform aimed at saving our clients time and money.

### PROPERTIES

Equity investments are made in properties that qualify for historic tax credits. Eligible buildings may be national historic landmarks that are listed in the National Register and contribute to National Register Historic Districts and certain local historic districts. Properties must be income-producing and rehabilitated according to the standards set by the Secretary of the Interior.

### EQUITY CAPITAL

Competitive pricing and timing of capital contributed are based on real estate type and sponsor due diligence, benefit delivery and size of the transaction.

### CONSTRUCTION AND PERMANENT FINANCING

We facilitate construction and permanent financing through PNC's commercial lending platforms.

### GEOGRAPHY

PNC operates as a national business.

### NEW MARKETS TAX CREDITS

We may also provide New Markets Tax Credit equity for qualifying projects.

### STATE TAX CREDITS

PNC has the resources to provide additional capital for properties that qualify for state tax credits nationwide.


### TO LEARN MORE

Contact us to discuss how PNC can work with you to provide tax credit equity for your historic rehabilitation. We are ready to help you achieve your goals.

**Ryanne E. Shuey**, HTC Originations  
216-222-9187 | [ryanne.shuey@pnc.com](mailto:ryanne.shuey@pnc.com)

**Jonathan Swigert**, HTC Originations  
248-729-8558 | [jonathan.swigert@pnc.com](mailto:jonathan.swigert@pnc.com)

**Marc Scafidi**, HTC Originations  
215-585-1305 | [marc.scafidi@pnc.com](mailto:marc.scafidi@pnc.com)

 This outline contains the current general parameters of the equity investment and lending programs. The programs contain additional details and requirements that are not included in the summary. All program requirements, parameters and underwriting criteria are subject to change without notice. Nothing contained herein is intended to be, nor should it be construed as, a commitment to invest or to lend on these or any other terms.

PNC and PNC Bank are registered marks of The PNC Financial Services Group, Inc. ("PNC").

PNC Bank, National Association ("PNC Bank"), and certain of its affiliates, including PNC TC, LLC, an SEC-registered investment adviser wholly-owned by PNC Bank, do business as PNC Real Estate. PNC Real Estate provides commercial real estate financing and related services. Through its Tax Credit Solutions segment, PNC Real Estate provides lending services, equity investments and equity investment services relating to Low Income Housing Tax Credit ("LIHTC"), affordable housing preservation, New Markets Tax Credit ("NMTC"), and Historic Tax Credit ("HTC") investments. PNC TC, LLC provides investment advisory services to funds sponsored by PNC Real Estate for LIHTC and affordable housing preservation investments. Registration with the SEC does not imply a certain level of skill or training. This material does not constitute an offer to sell or a solicitation of an offer to buy any investment product.

Lending, leasing and equity products and services, as well as certain other banking products and services, require credit approval.

PNC does not provide legal, tax or accounting advice unless, with respect to tax advice, PNC Bank has entered into a written tax services agreement.

©2018 The PNC Financial Services Group, Inc. All rights reserved.

CIB RE PDF 1118-073-1003301

[pnc.com/realestate](http://pnc.com/realestate)

