



Community Bankers Association of Indiana
New Markets Tax Credit Transaction

Bloomington, Indiana
9th Congressional District

Closing Date:	April 30, 2007
Qualified Equity Investment:	\$4,793,856
Borrower Description:	Single purpose real estate holding company
Project Description:	<ul style="list-style-type: none">• Development of a 20,000 square office, training, and development center.• Building to be leased to ProCure Treatment Centers, Inc. as its National headquarters. ProCure provides facilities for advanced proton therapy and recently received \$35 million in venture capital funding. (www.procurecenters.com)• Creation of 70 jobs with average salary exceeding \$75,000.
Loan Amount:	\$4,000,000
Loan Terms:	<ul style="list-style-type: none">• 5.89% interest rate• 7 years, 90 day interest-only term
Additional Benefits:	<ul style="list-style-type: none">• Advancement of the local and State government's life science initiatives (www.bloomingtonlifesciences.com)• Location in a local area "Designed for Redevelopment" by a governmental agency
State and Local Participation:	Personal Property Investment Deduction
New Markets Tax Credit:	\$1,869,585 of Federal NMTC utilized
Our Role:	Structured the entire transaction representing the CDE