

**Community Bankers Association of Indiana**  
**New Markets Tax Credit Transaction**

French Lick, Indiana  
9<sup>th</sup> Congressional District

Closing Date: May 30, 2007

Qualified Equity Investment: \$19,114,000

Borrower Description: New 152 room hotel and attached Water Park

Project Description:

- Construction and permanent financing of a 4-story full-service hotel with adjoined 28,000 sq. ft. waterpark
- Creation of 13 jobs with \$41,500 salary
- Creation of over 100 jobs paying approximately \$8/hour

Loan Amount: \$16,600,000

Loan Terms:

- 5.75% Interest Rate
- 7years, 90 day Interest-Only Term
- 100% loan to value on total project

Additional Benefits: Project was located in a hard to develop area with the following characteristics:

- Economic Development Administration Distressed Community
- USDA Commodity Supplemental Food Program
- USDA Single Family Housing Program
- Eligible Community Focus Fund by the US Department of Housing and Urban Development (greater than 51% of the community must be low-moderate income)
- Eligible for multiple programs by the Hoosier Upland Economic Development Corporation
- County with the lowest median income in the State of Indiana
- County with unemployment more than 40% higher than the average for the State of Indiana
- County with the poverty rate 1.2 times the average for the State of Indiana

State and Local Participation: City of French Lick issued a \$6.0 million "TIF Bond" to credit enhance the NMTC loan

New Markets Tax Credit: \$7,447.045 of Federal NMTC utilized

Our Role: Structured the entire transaction representing the CDE