



Indiana Bankers Association
(f/n/a: Community Bankers Association of Indiana)
New Markets Tax Credit Transaction

Indianapolis, Indiana
7th Congressional District

Closing Date: October 2, 2009

Qualified Equity Investment: \$9,887,000

Borrower Description: Affiliate of Shiel Sexton owning a 45,760 square foot commercial office building 100% leased to Brown Mackie College located at 1200 North Meridian Street

Project Description:

- Acquisition and historic rehabilitation of a 45,760 square foot 30+ year old vacant building
- Creation of over 180 permanent jobs at Brown Mackie College
- Educating 720-1500 college students per year
- Over 90% of the students attending Brown Mackie College at the Meridian location are of low to moderate income
- Over 50% of the students attending Brown Mackie College at the Meridian location will be employed in the Indianapolis health care service market
- The building is located in a Federal Designated Medically Underserved Area

Loan Amount: \$8,256,000

Loan Terms:

- 5.776% fix rate, 7 year term interest only
- 100% Loan-to-Vale

New Markets Tax Credits: \$3,083,526

Our Role: Structured the entire transaction representing the CDE