

cic Community Investment Corporation

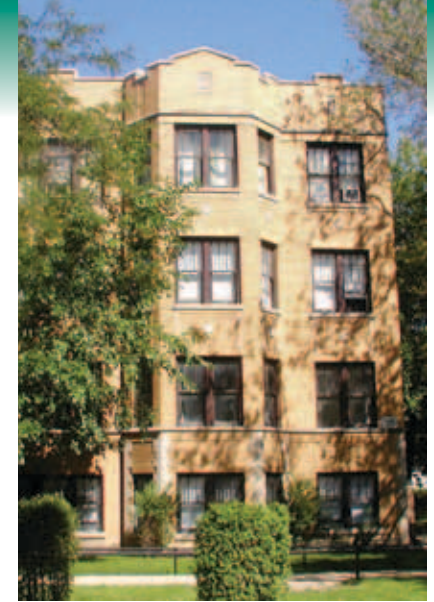
CIC, Chicagoland's leading multifamily rehab lender, provides a reliable source of financing for the acquisition, rehabilitation and preservation of rental housing. Our lending encourages other new investment and gives tenants, landlords and neighbors a renewed sense of pride and confidence in their Chicago neighborhood or suburban community.



innovative financing

CIC's \$563 million loan pool is made up of 47 investors who have made multiyear commitments to CIC. Our wide variety of loan products gives us the flexibility to preserve affordable rental housing that would otherwise be lost from the market.

Since 1984, CIC has provided **\$1 billion** for **1,500 loans** to rehab more than **41,000 units** and to provide affordable housing for more than **100,000 people**. We have leveraged millions of additional dollars for housing preservation in the city and suburbs of Chicago. Virtually all CIC-financed housing is affordable to low-income families.



preservation of affordable rental housing is our core business

- Our staff is experienced in all aspects of affordable multi-unit rehab and knows the communities in which we do business.
- Our 36-person staff includes loan officers, construction oversight managers and loan servicers.
- Our hands-on personal touch ensures that our borrowers have access to the tools they need to be successful.
- CIC is certified by the U.S. Treasury Department as a Community Development Financial Institution (CDFI) and is a 501(c)(3) nonprofit organization.

investing to make communities strong and build successful local businesses



CIC focuses on lending for buildings that, when they are clean, secure and well-maintained, stabilize a community and change a neighborhood for the better. Our investments are designed to encourage other new investment and give everyone a renewed sense of confidence in the place they call home. The majority of Chicago's affordable rental housing is owned by hands-on entrepreneurs who are motivated solely by

basic real estate principles of property appreciation and cash flow.

CIC helps these local business owners build the assets to succeed. Experienced staff provide assistance in evaluating rehab costs and developing a scope of work. They work with an owner to select contractors and finalize a budget, and they inspect the property regularly with payouts tied to construction progress.

property management training

CIC provides owners with assistance, training and advice to ensure the long-term success of their real estate investments. The strength of these local business owners is the foundation of affordable housing and healthy communities. Training is offered by experts in their respective fields.

- Property Management Basics, offered throughout the Chicago region, provides landlords with the tools to market, manage and maintain residential rental property.
- Topics include landlord/tenant law, fair housing, tenant screening and selection, budgeting, building maintenance, tax assessments and appeals, and conflict resolution strategies.
- Single-topic sessions provide in-depth information on issues faced by multifamily building owners and managers. Among recent subjects covered are pest control; repair of appliances, boilers and plumbing; budgeting; and fair-housing ordinances.
- CIC has trained more than 6,000 landlords and managers since 1998.

cic is **Chicagoland's Leading Multifamily Rehab Lender.**

For more information,
please call

312.258.0070

or visit our website
www.cicchicago.com

a new approach to preservation

Community Investment Corporation has built on its thorough knowledge of multifamily rental housing to go beyond lending and actively intervene to preserve “troubled” multifamily rental housing located primarily in lower-income neighborhoods. In 2002, CIC established **Community Initiatives, Inc. (CII)**, a 501(c)(3) nonprofit organization, to undertake this activity.

Under the **Troubled Buildings Initiative**, in partnership with the City of Chicago, CII moves buildings from code enforcement to improved physical condition and improved management rather than to abandonment and demolition.

With a \$23 million line of credit provided by CIC investors, CII also purchases troubled real estate, mortgages, and other liens in order to transfer these properties to new owners who rehab the buildings, provide stable management, and preserve affordable rental housing.

Since 2003, CIC/CII has ...

- evaluated more than 400 buildings with a total of 7,300 units;
- been instrumental in the full rehabilitation of 150 buildings with 3,000 rental units;
- purchased and transferred to responsible owners more than 1,000 units of affordable rental housing.



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