

PROJECT DESCRIPTION

PROJECT: CALVERT LANCASTER DEVELOPERS LLC
BORROWER: JOINT VENTURE: THE BLUESTONE ORGANIZATION & HOPE COMMUNITY
ORIGINATOR: LOCAL INITIATIVES SUPPORT CORPORATION
TOTAL LOAN: \$1,960,000



PROJECT SUMMARY

On April 24, 2008, the New York City Acquisition Fund LLC (the "Fund"), successfully financed the acquisition of a two separate parcels located in the East Harlem neighborhood of Manhattan by a joint venture between the Bluestone Organization and HOPE Community ("Calvert Lancaster"). Through this acquisition, Calvert Lancaster will be able to develop 29 units of homeownership housing for a mix of low, moderate, middle and market-rate households. This transaction represents the first Project Loan in Manhattan and the first homeownership Project Loan.

Through the Local Initiatives Support Corporation ("LISC") as Project Loan originator, the Fund was able to provide acquisition and predevelopment financing of approximately \$2 million, including capitalized interest, with a 12-month loan term. The project is expected to receive a mix of construction and permanent financing through the New York City's Housing Development Corporation ("HDC") Affordable Cooperative Housing Program, the Affordable Housing Corporation, the New York City Department of Housing Preservation & Development's HOME program, and other sources.

ABOUT HOPE COMMUNITY

Hope Community, Inc., founded in 1968 by a group of East Harlem residents, is one of New York City's largest and most dynamic community housing nonprofit organizations and is a key LISC NYC partner. Over its 40-year history, it has developed over 75 affordable income properties and currently manages a portfolio of more than 1,300 high-quality affordable housing units, 40 commercial storefronts and 16 community parks. It also sponsors numerous cultural and artistic projects, fosters local economic development, and generates a stronger sense of community among East Harlem residents.

ABOUT THE BLUESTONE ORGANIZATION

The Bluestone Organization is a prominent and respected for-profit real estate development company with a long track record of experience and expertise in site selection, planning, financing, construction, marketing and management of residential and mixed-use properties throughout the metropolitan New York area. For more information, visit www.bluestoneorg.com.

ABOUT THE LOCAL INITIATIVES SUPPORT CORPORATION

LISC mobilizes corporate, government and philanthropic support to provide community organizations with loans, grants and equity investments; technical, management and organizational development assistance; and local, state and national policy support. LISC NYC's mission is to help resident-focused, community-based development organizations transform distressed communities and neighborhoods into healthy places to live, do business, work, and raise families. For more than two decades, LISC NYC has provided a critical link between non-profit community developers, the government and the private sector which has provided over \$160 million in loans and grants and over \$1.5 billion in equity to more than 75 community development corporations ("CDCs"). These groups have used those funds to develop close to 28,000 units of affordable housing in Harlem, the South Bronx, and Brooklyn. CDCs have also raised an additional \$3.3 billion for neighborhood redevelopment and are responsible for at least 60,000 units of renovated and/or new homes and apartments and over 1.4 million square feet of commercial space.

ABOUT THE NEW YORK CITY ACQUISITION FUND LLC

The Fund provides acquisition and predevelopment loans to developers committed to the creation and preservation of affordable housing in the five boroughs of New York City. The Fund was established through the collaboration of the City of New York, major foundations, and New York's banking industry. The Fund is managed by Enterprise Community Investment, Inc., and National Equity Fund, Inc., as co-members and managers. Forsyth Street Advisors LLC is the Fund Manager. JPMorgan Chase Bank N.A. and Citi Community Capital act as the Administrative Agents, providing revolving lines of credit.