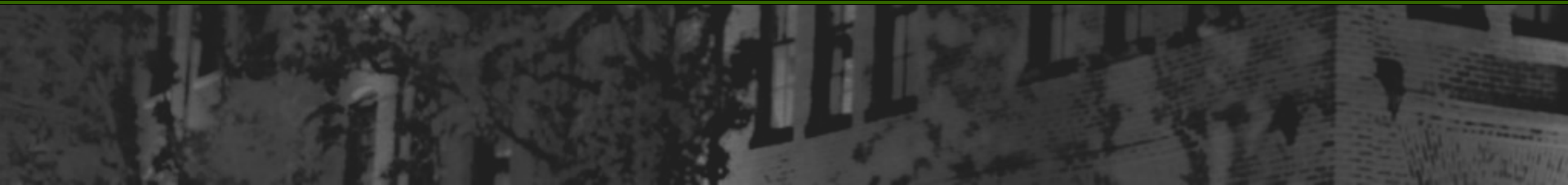
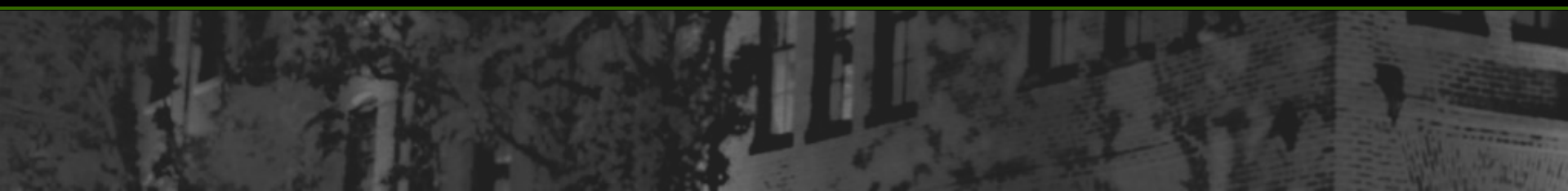
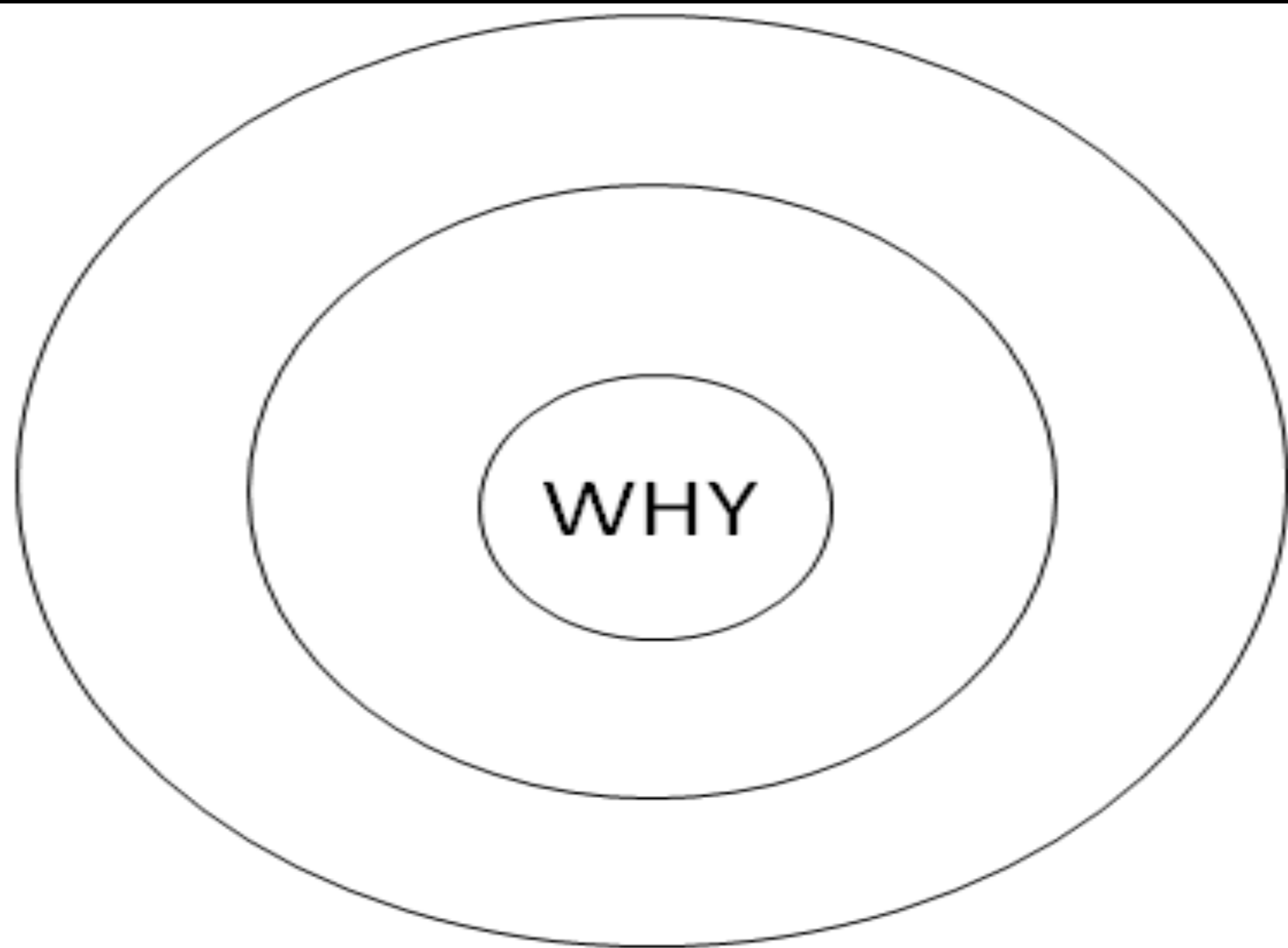


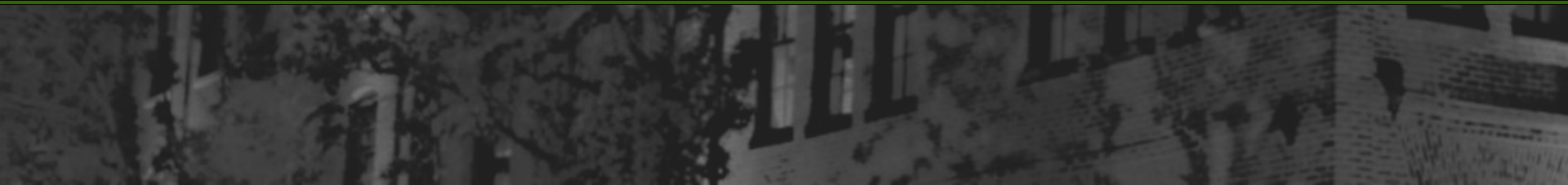


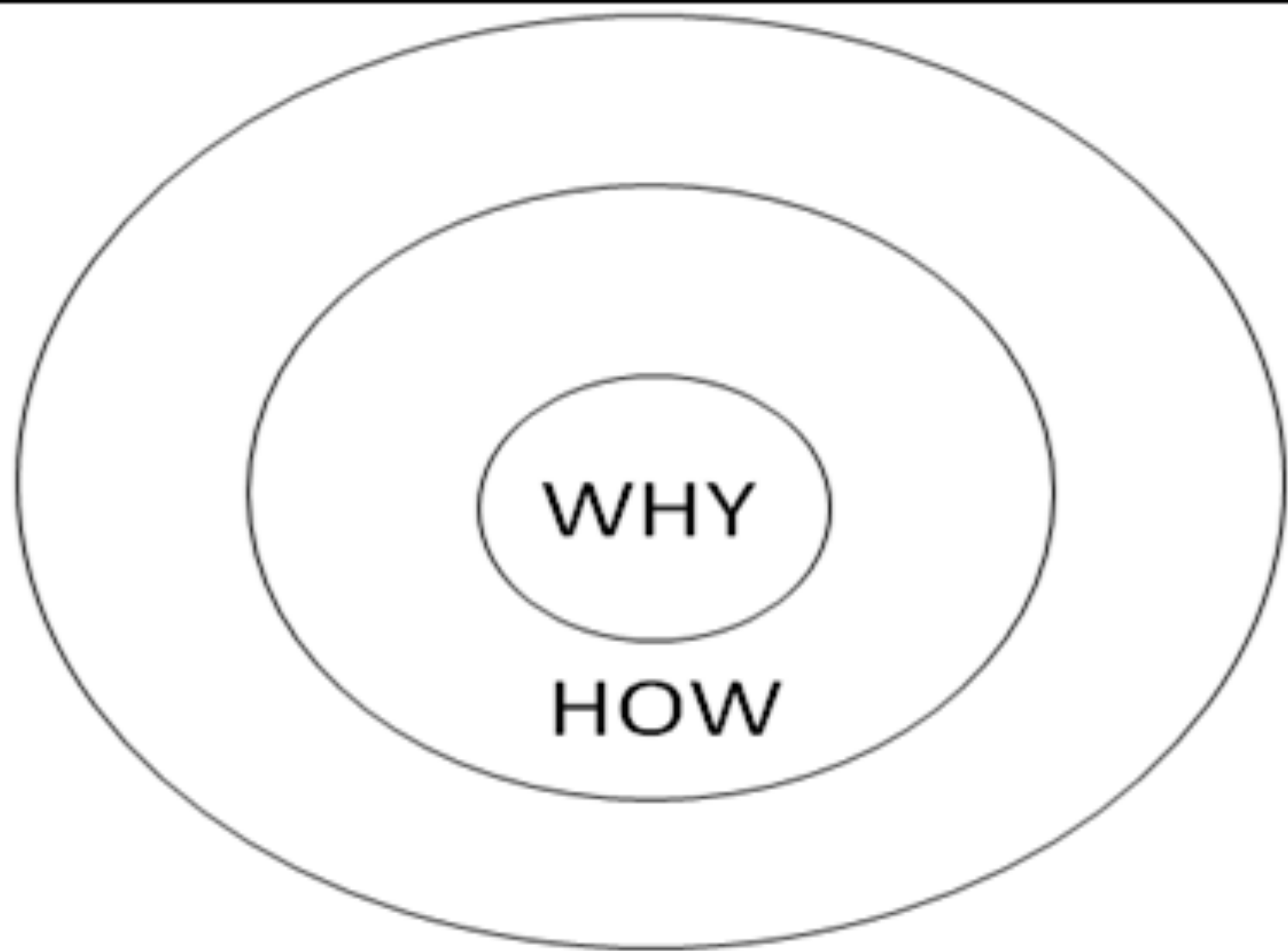
New Partners For Smart Growth Conference
Rethinking The Impact Of Multi-Sector Funding Streams





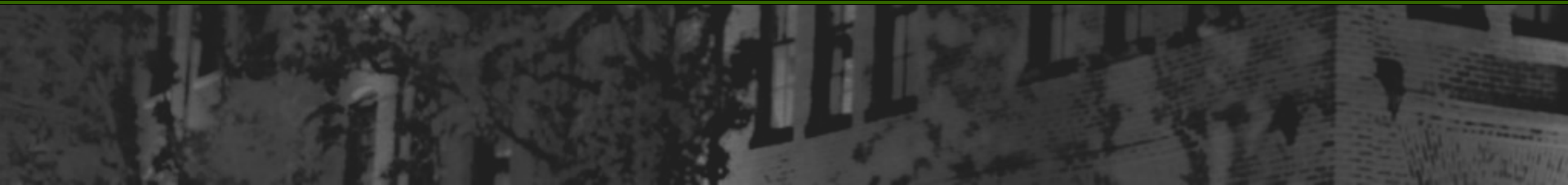
Real Estate and Public Education

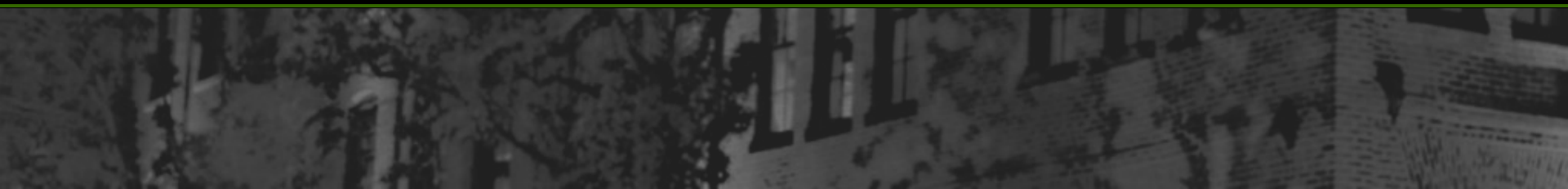
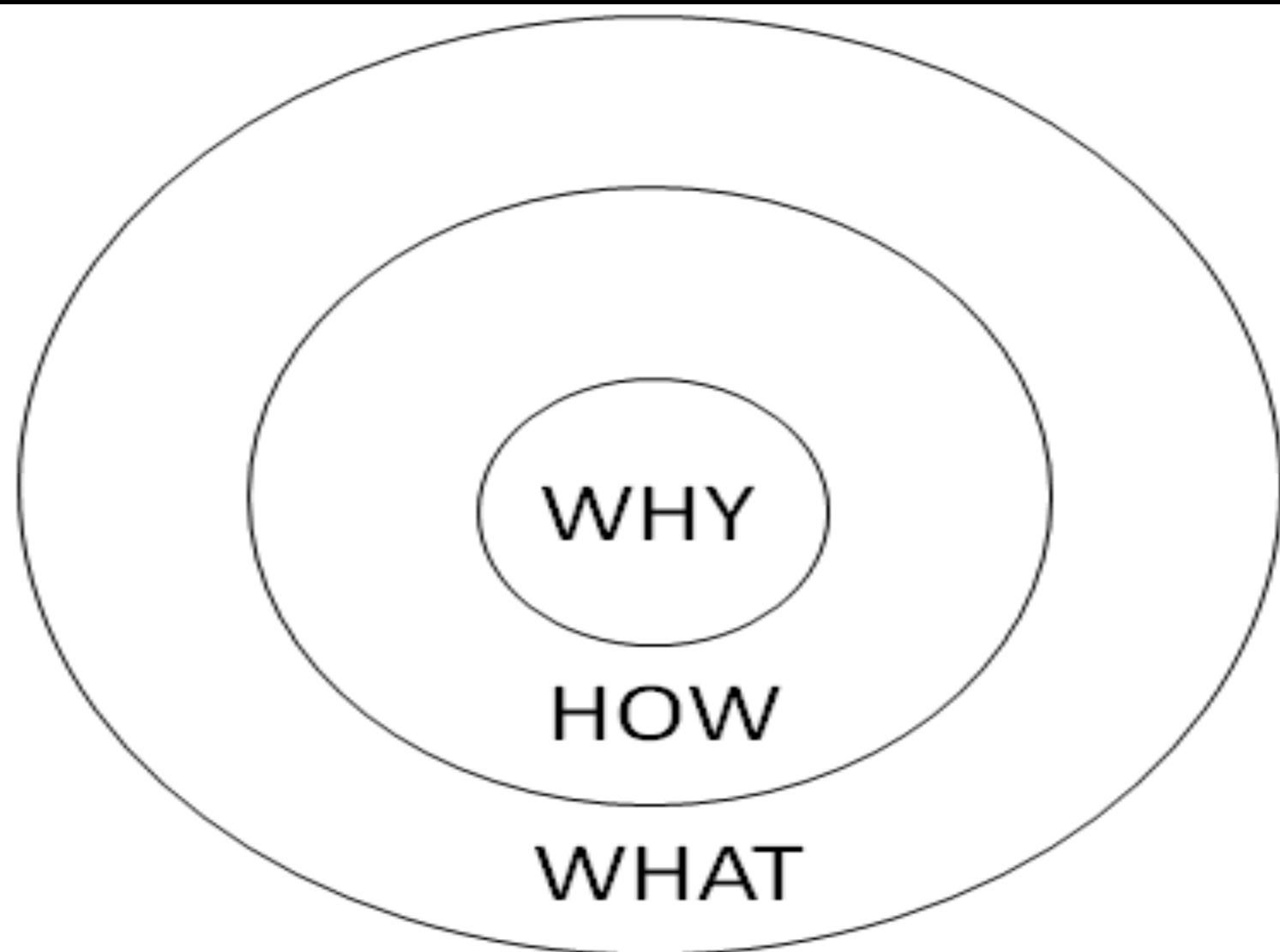






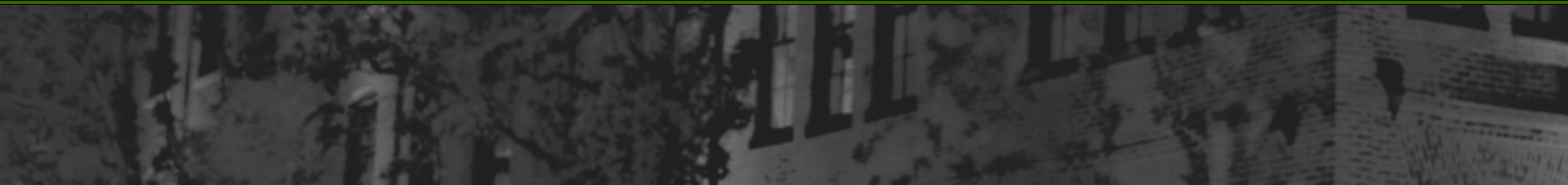
Listening







Beauty is in the eye of the beholder



Financing

Historical Tax Credits

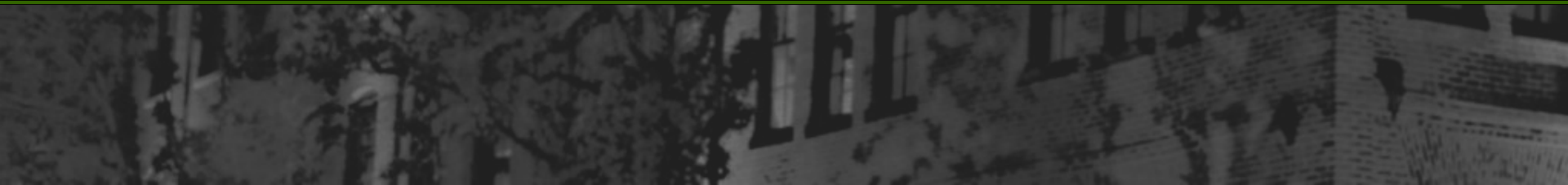
New Market Tax Credits

Soft City and State Loans

Senior Debt



Ripple Effect



Ripple Effect



Financing

Philanthropic Grant

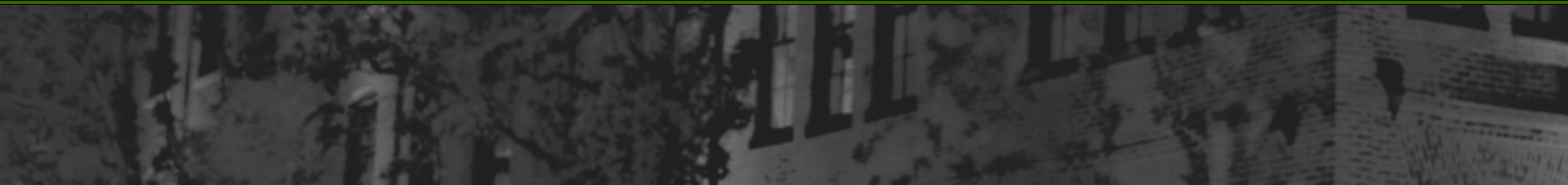
City's Program "Vacants to Value"

Live Near Where You Work

Buying Into Baltimore

City Lift

Traditional Bank Financing



Ripple Effect



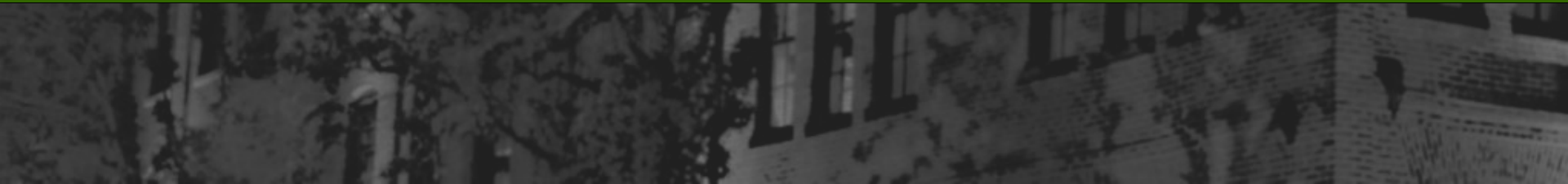
Financing

Philanthropic Grant for Tenant Improvements

Federal Historical Tax Credits

Community Legacy Grant

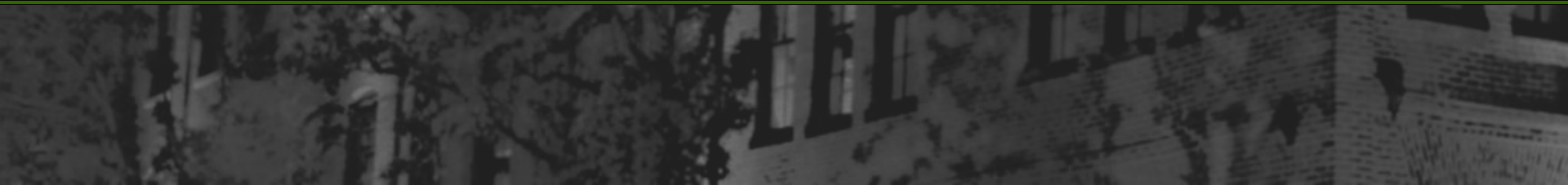
Traditional Bank Financing



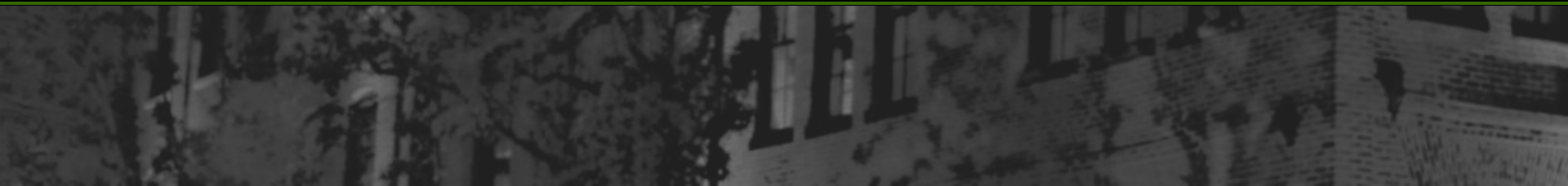
Ripple Effect



Ripple Effect



Ripple Effect



Ripple Effect



Financing

New Market Tax Credits

Community Legacy Grant

Outside Investors

Foundation Subordinate Debt

Traditional Debt



Contact Information

Donald Manekin

Dmanekin@Seawalldevelopment.com

Seawall Development Company

301 West 29th Street

Baltimore, MD 21211

Phone: 410-207-9993

