

# INDIANA MAIN STREET INITIATIVE

The Indiana Main Street Initiative helps communities across Indiana restore their historic downtowns to boost community pride and make small-town America a place where people have enhanced opportunities for personal and professional growth. Rather than a piecemeal approach to development, we restore an entire downtown of 50-100 buildings in under 10 years. A typical project consists of 60-70% housing and 30-40% commercial and retail space that becomes locally owned and operated by a community trust. A revitalized core helps solve for the lack of sufficient housing in Indiana communities, creates entrepreneurship opportunities for small businesses and serves as the centerpiece of a renewal strategy that can reverse the trends of population loss and community deterioration.

## HOW IT WORKS

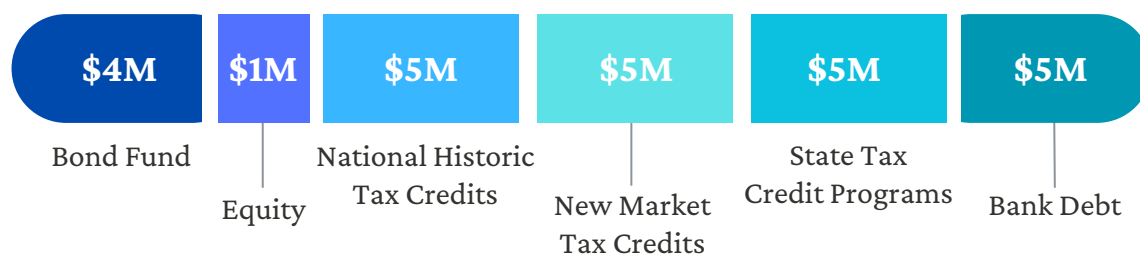
There are five basic steps to the development process:

1. Property Acquisition (12-24 months)
2. Design and Financing (12-18 months)
3. Construction (18 months from closing)
4. Property Management (ongoing)
5. Event Planning (ongoing)

The average historical building is 6500 sf. and costs \$2.5M to restore to modern standards. By undertaking at least 10 buildings at a time, the project has the scale and density to anchor a transformation and is large enough to qualify for federal and state tax credit programs.

### SAMPLE CAPITAL STACK

The Indiana Small Town Community Bond Fund is a statewide fund that provides the catalytic capital needed to unlock tax credits and traditional capital sources for the acquisition and construction phases. Below is a sample capital stack for a \$25M community project enabled by the bond fund.



## INDIANA SMALL TOWN COMMUNITY BOND FUND

**Type:** Impact Investment

**Size:** \$200M (\$100M Qualified Investors, \$100M Foundations and DAFs)

**Return:** 6-8% for Qualified Investors; 3-5% for Foundations and DAFs

**Guaranty:** Fully guaranteed by local government and/or philanthropic institution

**Dividend:** Semi-annually

**Period:** 5 or 10 years

**Manager:** Commonwealth Impact Investing

**Fee:** 1% fee at close plus annual servicing fee of 50 bps paid by the project

Learn more at [IndianaMainStreet.com](https://IndianaMainStreet.com)