

PROJECT PROFILE

Project:	Gardner Family Care Corporation
Location:	San Jose, California
Service Area:	The greater San Jose, California area
Financing Type:	Acquisition Financing
QEI Amount:	\$7,300,000
Financing Partners:	National Cooperative Bank (Leveraged Lending) TransCapital (Equity Investors)

Projected Impact: After 20 years of renting space in the downtown San Jose warehouse district, Gardner purchased their building outright with the assistance of the NMTC program. The NMTC program provided Gardner with a seven-year interest only loan at a rate of approximately 1½% below their other market rate options. Even more, at the end of seven years, part of the principal advanced to purchase the building will be forgiven by the equity investor -TransCapital.

Gardner provides counseling, substance abuse and other health service programs to tens of thousands of low-income residents in San Jose and the surrounding area. Without Gardner, many of these residents would not receive critical treatments.

Management recognized that leveraging the NMTC structure would enable them to reinvest cost savings into providing greater services for their client base.

“During a time of diminishing government reimbursement, the NMTC program enabled Gardner to stretch their dollars further to provide more services to a low-income population.”

-Scott Sparte, NCB Development Corporation

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