

CEI Capital Management increases opportunity in rural, low-income communities.

*We achieve this by providing flexible, patient capital through the New Markets Tax Credit Program to businesses and nonprofits that support economically and environmentally healthy communities nationwide.*

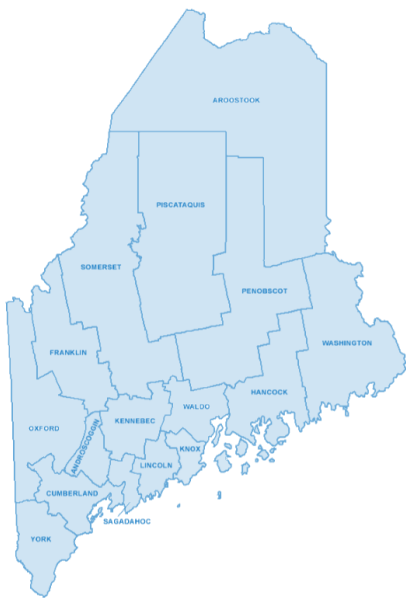
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## About Us

CEI Capital Management LLC is a wholly-owned subsidiary of CEI, a Maine-based nonprofit and Certified Community Development Financial Institution (CDFI), which, among others, were the founders of the federal NMTC Program. As a Triple Bottom Line Lender, CEI Capital Management evaluates each project according to its benefit to the local community, economic gain and positive impact on the environment, in addition to fiscal soundness.

## Investment Themes

- Target financing to highly-distressed, primarily non-metropolitan communities and residents
- Diversify and deepen “shallow economies” that have been historically dependent on a single economic driver
- Increase access to vital community services, such as healthcare and education



## Maine Community Impact

CEI Capital Management creates and preserves jobs and improves quality of life in rural, low-income communities nationwide by providing for-profit and nonprofit businesses access to project capital, primarily through the Federal New Markets Tax Credit Program. Since 2004, CCML has placed nearly \$274 million of Federal and State New Markets investment capacity into 22 projects in Maine. Together, these projects have:

- Created/Preserved: 1,717 permanent full-time jobs\*
- Created: 460 construction jobs\*
- Developed: 367,384 sq ft of property
- Protected: 577,713 acres of land
- Capitalized: \$3 MM of targeted loan funds, \$700K of employee training and \$340k of educational programs
- Developed: 22 units of Affordable Housing

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## Contact

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*CEI Capital Management is an equal opportunity provider.*

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\* Unless otherwise noted, all jobs data contained herein is taken directly from the Transactional Level Reports submitted by CEI Capital Management (CCML) to the US Treasury's CDFI Fund. All jobs data is reported by the project Borrower and is not independently verified by CCML.

†Jobs data derived from Implan study and/or Borrower-provided estimate prepared at or prior to closing and not independently verified by CCML.

**Farnsworth Real Estate, Inc. – Rockland, ME***March 2015*

\$10,000,000 via Maine NMCI Program

Funds facilities improvements, including roof repairs and HVAC upgrades, across the Farnsworth's historic and gallery properties, ensuring that the museum can continue to contribute to Rockland's transition to an arts tourism economy. A portion of the financing will be used to expand the Farnsworth's free community educational program, to public school students in Maine.

**St. Croix Tissue, Inc. – Baileyville, ME***December 2013*

\$20,000,000 via Federal NMTC Program / \$11,666,667 via Maine NMCI Program

Funds the purchase of a light, dry, crepe (LDC) or tissue machine, vertically integrating the parent company's pulp production. Supports the existing 320 jobs at the Woodland Pulp facility in addition to new direct jobs at the tissue mill and includes the development of a workforce training program.

**Mölnlycke Manufacturing US, LLC – Brunswick, ME***November 2013*

\$10,000,000 via Maine New Market Capital Investment Credit

Funds the purchase and installment of medical manufacturing equipment at US processing facility of Mölnlycke, a Swedish-owned wound-care manufacturing, eliminating need to ship product overseas for conversion.

**Lamb Block Associates LLC – Livermore Falls, ME***July 2012*

\$960,008 via Federal New Markets Tax Credit Program

The purchase and redevelopment of a historic building into mixed-use commercial space. The key tenant in the space is HealthReach Community Health Center, which offers a sliding fee program that provides reduced-price care to qualifying patients.

**Brunswick Landing MHC USA LLC – Brunswick, ME***December 2011*

\$14,265,000 via Federal New Markets Tax Credit Program

Redevelops space on the recently shuttered Brunswick Naval Air Station into 79,000 square feet of built-to-suit office and clean manufacturing space for Mölnlycke Health Care, a global leader in single-use wound care products.

**New Forest Fund IV LCC – Aroostook County, ME***December 2011*

\$13,298,000 via Federal New Markets Tax Credit Program

The Conservation Fund purchased 12,013 acres of working forest land to be managed under Sustainable Forestry Initiative (SFI) and Forest Stewardship Council (FSC) standards. Developed a partnership with The Conservation Fund to offer local community development grants.

**KVCAP – Waterville, ME***September 2011*

\$13,000,000 via Federal New Markets Tax Credit Program

Funds Educare Central Maine, the first Educare site in New England. This early-childhood education center is designed to serve between 150 and 200 mostly low-income children from before they are born to age five, preparing children to enter kindergarten engaged, health, and socially and emotionally ready to succeed.

**Kestrel Brunswick Corp. – Brunswick, ME***April 2011*

\$20,732,071 via Federal New Markets Tax Credit Program

An aircraft maintenance and repair organization.

**Y Vision LLC – Bangor, ME***April 2010*

\$2,135,500 via Federal New Markets Tax Credit Program

Provides increased access to the community services provided by the Bangor Y and provides for future facility expansion.

**AMC Maine Woods II LLC - Piscataquis County, ME***December 2009*

\$15,000,000 via Federal New Markets Tax Credit Program

A continuation of AMC's Maine Woods Initiative, includes for the Appalachian Mountain Club's acquisition of two properties, the 29,500-acre Roach Pond tract of working forest in Piscataquis County and the Medawisla Wilderness Lodge and Cabins. The project also provided funds for the improvement of AMC's Gorman-Chairback camps.

<p><b>Baxter Library LP</b> – Portland, ME \$2,517,817 via Federal New Markets Tax Credit Program Renovation of a historic former public library for use as Class A office space.</p>	<p><i>December 2009</i></p>
<p><b>Portland Public Market LLC</b>– Portland, ME \$9,500,000 via Federal New Markets Tax Credit Program A Gold LEED Office building .</p>	<p>June 2009</p>
<p><b>GLS Woodlands Parent LLC</b> - Grand Lake Stream Plantation, ME \$19,862,919 via Federal New Markets Tax Credit Program Purchase of 21,949 acres of working forestland; facilitating sustainable harvesting, protecting ecotourism in the area, and providing land for low-income housing development. Structured to allow for the property to become community-owned forest through the Downeast Lakes Land Trust.</p>	<p><i>March 2009</i></p>
<p><b>BLD Hospitality LLC</b> - Presque Isle, ME \$11,000,000 via Federal New Markets Tax Credit Program Development of a 93-room “flagged” Hampton Inn built to LEED standards, which included recycling 95% of an abandoned armory that once sat on the site. The project catalyzed the redevelopment of a blighted downtown site and strengthening Presque Isle’s business and tourism infrastructure and has helped the local Nordic Heritage Ski Center and the Maine Winter Sports Center secure the hosting rights to the 2014 IBU World Youth/Junior Biathlon Championships and the U.S. Biathlon Association’s World Cup in 2011 and 2016.</p>	<p><i>July 2008</i></p>
<p><b>MMG Financial Services Inc.</b> - Presque Isle, ME \$7,000,000 via Federal New Markets Tax Credit Program Expansion of office facilities and technology infrastructure for a leading professional employer in a particularly challenged rural county in Maine. The expansion and upgrades are allowing Maine Mutual Group, a property/casualty insurer with a 100+ year history in the area to almost double the size of its operating facility.</p>	<p><i>December 2007</i></p>
<p><b>22 Park Street LLC</b> – Lewiston, ME \$2,125,040 via Federal New Markets Tax Credit Program Purchase and rehabilitation of a vacant 4-story building in downtown into a “mixed-use” commercial/housing project by CEI Housing, Inc. The project includes 22 new housing units including some reserved for low-income individuals. The project successfully secured traditional take-out financing in 2012.</p>	<p><i>December 2005</i></p>
<p><b>Merriweather LLC</b> - Somerset County, ME \$5,550,000 via Federal New Markets Tax Credit Program Initial financing of 285,000 acres of sustainably-managed forestland now certified under Sustainable Forest Initiative (SFI) and Forest Stewardship Council (FSC) guidelines. Project generated substantial equity for CEI’s Northern Heritage Development Fund which is helping to diversify rural economies. The project successfully secured take-out financing in 2012.</p>	<p><i>July 2005</i></p>
<p><b>50 Monument Square LLC</b> – Portland, ME \$4,000,000 via Federal New Markets Tax Credit Program Consolidation of Ingraham (now The Opportunity Alliance), a community-based non-profit provider of crisis response and support services that serves over 20,000 people annually in downtown Portland. The purchase of their own building allowed the organization to reduce costs and improve operational efficiencies, while providing an easily accessible location. The project successfully secured traditional take-out financing in 2012.</p>	<p><i>July 2005</i></p>
<p><b>Penobscot Forest LLC</b> - ME/NH Federal New Markets Tax Credit Program Purchase of 1.1 million acres of sustainable working forest in Maine and New Hampshire, all of which have been certified under the Sustainable Forest Initiative (SFI) standard. Supports both direct logging and indirect timber-products jobs. The project successfully secured traditional take-out financing in 2012.</p>	<p><i>January 2005</i></p>

**AMC Maine Woods Inc. - Piscataquis County, ME**

*December 2004*

\$17,000,000 via Federal New Markets Tax Credit Program

Funding of a major new recreational tourism/working forest business operated by the Appalachian Mountain Club (AMC). Designed with extensive community input, 25,000 of the 37,000 acres of woodland acquired is sustainably harvest for commercial timber uses, with all of the lands uses to support eco-tourism in the region. Part of AMC's Maine Woods Initiative. The project successfully secured traditional take-out financing in 2011.

**Gulf of Maine Research Institute – Portland, ME**

*September 2004*

\$4,120,000 via Federal New Markets Tax Credit Program

Construction of a 44,000 square foot marine research/education laboratory on the waterfront in Portland, with a mission of supporting the fishing industry in the Gulf of Maine. GMRI provides a collaborative platform for research partnerships among Maine's leading marine research organizations, the fishing community, and private industry. GMRI's new facility also includes an educational lab, where over 80% of Maine's 5th and 6th grader participate in GMRI's hands-on LabVenture! program annually. The project successfully secured traditional take-out financing in 2011.

**Katahdin Forest Management LLC – Maine**

*February 2004*

\$32,500,001 via Federal New Markets Tax Credit Program

Sustainably-managed working timberlands.