



MAINSTREET AMERICA FUND

HISTORIC PROPERTY INVESTMENTS

About The MainStreet America Fund

The MainStreet America Fund (MAF) is a historic real estate equity fund with **\$50 million dollars to invest** in high quality redevelopment projects across the nation. This user-friendly fund was created **by developers for developers** and is uniquely positioned to invest in projects of **up to \$15 million**.

MAF is managed by The Chesler Group, Inc., a full service real estate development company based in Cleveland, Ohio with 30 years of experience in historic renovations.

Why Choose MAF?

MAF was created to be a developer friendly and cost effective investment platform. The Fund features:

- **Capped legal and accounting costs** so you understand your expenses at the outset
- **No hidden fees** to better preserve the initial equity investment
- **Ready-to-go, streamlined documents** to expedite closing and reduce complexity

Project Eligibility

The MainStreet America Fund will invest in real estate projects that are eligible for Federal Historic Tax Credits and cost up to approximately \$15 million. While the MainStreet America Fund has no restrictions on project type or location, the fund will seek out projects that meet a high standard of due diligence. In particular, the Fund will look for:

- Well thought out, high quality projects
- Concepts and sites with high marketability
- Ready-to-go projects with all other financing lined up and major issues settled (e.g. environmental)
- Logical proformas with healthy debt coverage and cash flow
- Strong personal guarantors
- Developers, architects, and general contractors that understand historic renovations
- Significant community impact

To obtain additional information about the MainStreet America Fund, please contact Daniel Budish via email: dbudish@cheslergroup.com or via phone: (216) 431-9100 x 203