



Photo: Courtesy of Craig D Blackmon FAIA
Hillside West Seniors Community, Dallas, Texas



LIHTC SERVICES

Unparalleled leadership in navigating the tax, accounting, valuation and other issues related to financing, developing and operating low-income housing tax credit properties.

KNOWLEDGE ♦ EXPERIENCE ♦ SERVICE

EXTRAORDINARY LEADERSHIP IN NAVIGATING THE TAX AND ACCOUNTING ISSUES OF THE LOW-INCOME HOUSING TAX CREDIT INDUSTRY

Novogradac opened its doors as a certified public accounting and consulting firm Oct. 17, 1989, and in more than 30 years of operation, has assisted clients in closing billions of dollars in low-income housing tax credit (LIHTC) transactions. The firm is recognized nationwide for its expertise and leadership in the LIHTC incentive. Novogradac's expertise in guiding clients through the underlying tax, structuring and business issues of this tax incentive is a source of pride and positions Novogradac to provide clients with unparalleled service.

Our fundamental mission at Novogradac is to focus on clients' business objectives. We provide comprehensive services, offer creative solutions to complicated issues and meet their

need for direction as they navigate the intricacies of LIHTC transactions.

The firm's skilled professionals specialize in serving for-profit corporations, nonprofit organizations, governmental housing authorities and state finance agencies that develop, finance or otherwise support affordable housing. Novogradac's professionals are experts with a variety of financing options, including low-income housing tax credits, HUD financing, historic tax credits, new markets tax credits, renewable energy tax credits, opportunity zones financing, state bond financing, block grants, city grants and loans, and other financial resources.

COMPREHENSIVE TAX AND CONSULTING SERVICES

Novogradac has encountered and resolved many challenges, which has provided the firm's professionals with an extraordinary understanding of both government and industry requirements. Novogradac's reputation as the affordable housing leader allows us to exercise notable influence in advocating for the preservation and expansion of the LIHTC incentive.

Novogradac's services are based on a comprehensive knowledge of and broad experience with complex tax and accounting issues, and we offer a full spectrum of audit, tax return preparation, tax consulting, valuation, trust and litigation support, and general consulting services. Novogradac's consulting services include assembly and analysis of low-income housing tax credit and tax-exempt bond applications;

financial forecasts; development and operating income pro forma calculations; tenant file agreed-upon procedure reports; and due diligence reviews for syndicators and investors.

Novogradac can also prepare accounting, reporting and compliance reports; structure tax credit acquisitions; streamline operations; and evaluate and obtain financing for affordable housing properties, as well as consult regarding workouts of troubled properties.

Novogradac has provided several U.S. courts with expert testimony regarding affordable housing financing and low-income housing tax credits. Additionally, the firm has developed spreadsheet modeling software designed for evaluating the financial structure of affordable housing development and operation.

TRANSACTION / TAX CONSULTING

- Financial forecasts and analyses
- Arbitrage calculations
- Qualified contract calculations
- Tax capital basis analyses
- Quarterly tax estimates
- BRAC consulting
- Cost segregation analysis
- Break-even calculations
- Property compliance reports
- Forensic accounting
- Due diligence reviews
- 704(b) capital account analysis
- Valuation and appraisal
 - Market analysis
 - Portfolio performance and analysis

INVESTOR SERVICES AND CONSULTING

- Financial forecasts and analysis of return on investment
- Capital adjuster calculations

ACCOUNTING SERVICES

- Annual audits of financial statements
- Annual tax return preparation
- 10% and 50% test reports
- Good cost (95%)/bad cost (5%) analysis

- Tenant file testing
- Final cost and eligible basis certifications
- LIHTC applications
- Placed in service packages
- Debt service coverage ratio analyses
- Developer experience reports
- General partner experience reports
- Loan staff engagements
- Valuation consulting
- Litigation support and expert witness testimonies
- Solar panel basis certifications