



Transforming Communities. Transforming Lives.



Cinnaire Solutions strives to be a catalyst for transformation in communities. As a non-profit, mission-driven real estate development team, we bring to the table the expertise, resources and access to capital to take projects from intention to reality. From feasibility through construction and occupancy, our team guides and supports partners through each phase of the development process.

"Cinnaire Solutions has exceeded my expectations in our partnership on a mixed-use low-income housing facility. It's GenesisHOPE's first real estate development project and not an easy one. Cinnaire Solutions' committed team rolled up their sleeves to provide critical assistance and patient capital investments, from pre-development to construction funding, and, eventually, permanent financing."

— **Jeanine C. Hatcher**, Executive Director, GenesisHOPE CDC, Detroit, MI

"Cinnaire Solutions brought extensive experience and know-how to our project. They walked us through the early and middle stages of financing and creating Allen Place. This has included crafting of proformas, completing daunting grant applications, selecting and working with architects, engineers, contractors, city and state officials and more. The team has been patient, instructive, accessible and, importantly, committed to helping us build capacity and deepen our understanding of development processes."

— **Joan Nelson**, Director, Allen Neighborhood Center, Kalamazoo, MI

The Cinnaire Solutions team provides partnership, capital and development capacity to emerging developers and other partners to transform even the most complex projects into community-revitalizing facilities.

Never competitors, always collaborators, we advocate for both the mission and goals of our partners, ensuring that a project plan's every detail reflects the interest and bottom line of the community. Through collaboration we help local partners build capacity and their development portfolios.

Creative Solutions — From Lightbulb Idea to Lease Up

Specializing in affordable and market-rate multi-family housing, single family homes, commercial and mixed-use facilities and integrated supportive services projects, Cinnaire Solutions operates in nine states. Our trusted and growing team of real estate, finance and design professionals offers expertise in historic adaptive reuse, acquisitions and rehabilitation, mixed-use development, Low Income Housing Tax Credits (LIHTC), New Markets Tax Credits (NMTC) and market rate developments.

CINNAIRE SOLUTIONS' SERVICES

URBAN PLANNING

- District and Master Planning
- Economic Development Planning
- Community Engagement

EXECUTION

- Site Selection
- Design Oversight
- Owner Representation
- Deal Structuring
- Request For Proposal (RFP) Support

CAPACITY BUILDING

- Financial Guarantees
- Development Lead
- Developer Mentor
- Land Banking

CINNAIRE SOLUTIONS' CORE VALUES

With every project we undertake, Cinnaire Solutions considers five core principles.

People. We respect the communities we serve and listen closely and actively to our partners needs through all stages of a project. Simply put, our goals are your goals.

Place. Focused on more than bricks and mortar, we understand the full context of each project and advance authentic and sustainable design that complements and supports the community's vision.

Partnerships. Through each phase of our work, we team with local partners and are committed to expanding your financial resources and technical know-how. When inevitable complexities arise, we diligently seek the best possible solutions.

Pioneering. We believe that often times the seemingly impossible just takes a little out-the-box thinking to realize. We take the time to find a way forward through obstacles to achieve your goals.

Profit and Reinvestment. As a non-profit we understand the competing priorities each project balances and factor these into our efforts. We believe good development should work financially. We advocate for mission and bottom line, aiming to bring favorable returns to our investors. Our long-term objectives for our partner developers are self-sufficiency and viability.

In partnership with emerging or under-capitalized developers, community leaders, non-profit organizations, investors and public agencies, Cinnaire Solutions is as the catalyst for bringing challenging projects to completion. We proactively collaborate with municipalities, foundations, and state and local governments on broad community strategies.

MODELS OF TRANSFORMATION

"Through each stage of our complex project to support rural farm workers, Cinnaire Solutions has tenaciously sought out the best outcome for us. From navigating the optimal sources of financing through architecture and the acquisition and construction process, the team understood our goals, shared our mission and got us through the hurdles to make the project happen."

— **Wally Orzechowski**, Executive Director,
SW Community Action Program (SWCAP),
Darlington, WI



NORMAN TOWERS / Monroe, Michigan

A \$13 million historic renovation and adaptive reuse senior project created a 108-unit market-rate complex that holds **80 percent of its units for affordable households**.

Through project management, Cinnaire Solutions brought the project across the finish line well under the original budget with the highest care and quality.

— **Cinnaire Solutions Role:**
Owner, Developer, Property Manager



LINCOLN APARTMENTS / Indianapolis, Indiana

This \$20.9 million new supportive housing space offers **75 units for veterans** experiencing homelessness.

The project is located near a VA medical center, supermarket, bank, restaurants and retail.

— **Cinnaire Solutions Role:**
Owner, Developer, Property Manager



CHAMBERS PARK APARTMENTS / Marion, Indiana

A \$9 million construction project created **50 units of affordable supportive housing**, located near a VA medical complex, for veterans living with disabilities and experiencing homelessness.

— **Cinnaire Solutions Role:**
Owner, Developer, Property Manager



CONTACT US



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We have an unwavering belief that all people deserve the opportunities provided by living in healthy communities.

About Cinnaire

Since 1993, Cinnaire has invested \$4.9 billion to revitalize communities, resulting in more than \$9.3 billion in community impact. A nonprofit CDFI certified by the U.S. Department of Treasury, Cinnaire has supported 863 housing developments, provided 53,000 affordable apartment homes and created or retained more than 80,000 jobs. Headquartered in Lansing, MI, with offices in five states, Cinnaire provides access to investment funding, lending options, and title services that support community and economic development, creating stable, sustainable and vibrant communities.