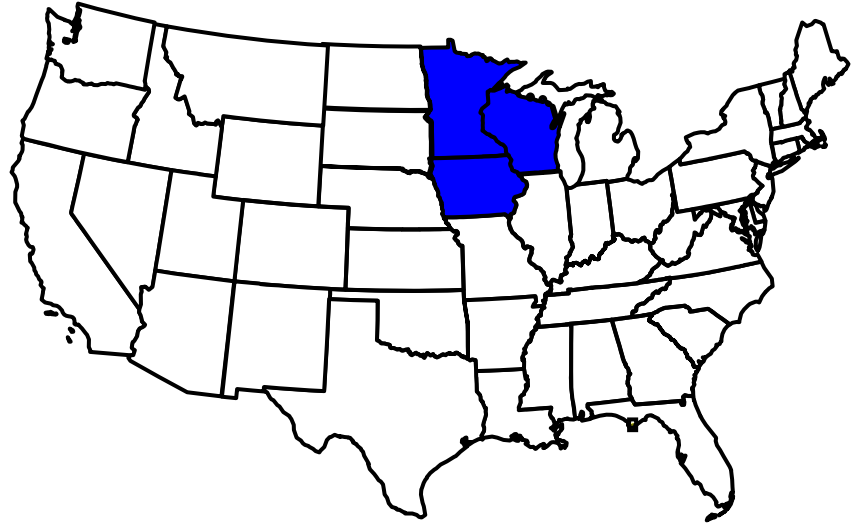




# DOMINIUM

## SYNDICATOR PORTFOLIO

*Iowa, Minnesota & Wisconsin*



### SYNDICATOR PORTFOLIO

Iowa  
Minnesota  
Wisconsin

### TYPE OF PROJECT

General Partner Replacement  
20 Properties  
855 Units

### DOMINIUM'S RESPONSIBILITY

Replacement of General Partners  
Restructure Construction Loans  
Stabilize Property Operations  
Provide Tax Credit Guarantees  
Property Management  
Section 42 Compliance

### FINANCIAL PARTNERS

Enterprise Mortgage  
MMA Financial, LLC  
US Bank, NA  
Zapp National Bank  
Wells Fargo  
Wood County National Bank  
Dial National Bank  
GMAC  
Wisconsin Housing Economic  
Development Authority (WHEDA)  
Wisconsin Affordable Housing Alliance

### TOTAL PROJECT FINANCING

Debt - \$21,700,000  
Equity - \$23,200,000



Dominium was approached by a syndication partner in 2005 to replace the general partner in the 20 partnerships.

The syndicator had taken possession of and operated 20 properties in Minnesota, Wisconsin, and Iowa totaling 855 units. These properties had been experiencing significant operating deficits, with the syndicator feeding the portfolio over \$1 million per year. Several of these challenging assets were consolidated on their balance sheet.

Dominium took over the portfolio in the fall of 2005, and through a focused management effort has it operating near break-even within one year of their initial involvement.

Dominium Development & Acquisition, LLC has a strong history of assuming complex general partnerships, resyndicating three large portfolios comprised of nearly 5,500 total units. In all three cases, the original general partners were unable to perform, and Dominium stepped in to keep the projects out of foreclosure.