



Helping to bring public projects, and communities, to life.

There are terms to describe what we do. None entirely suffice.

Perhaps you've heard of "501(c)(3) conduit ownership and financing," "creative municipal financing," or even "off-balance sheet financing." All are terms that only begin to describe how we help cash-strapped public and other community building projects become a reality.

In an age of increasing political, administrative and financial complexity, we simplify, and bring expertise to virtually every aspect of planning, financing and owning these properties.



When you partner with CFP3, you're partnering with an entire team of experts.

Rome wasn't built in a day. Nor will your community project. It takes a team, a village, as it were, of architects, developers, real estate agents, underwriters, financial consultants and so on.

One of the advantages of working with CFP is that you don't have to seek out the best in each category or waste months checking references and such. We've already done all that for you.



What we do.

Basically, CFP3 helps find ways to make difficult-to-finance projects, "do-able." But it goes deeper than financing. For example, we help groups of partner organizations (say, multiple municipalities, or a combination of municipalities, schools and community organizations) find ways to tackle projects that might be too big or too complex for any one to take on individually. Depending on your situation, we may acquire land, build, develop, own, or improve a facility. Plus, we can acquire, mortgage, finance, and refinance facilities as well—using our debt, not yours, to make these projects happen.

Types of Partners

- Municipalities
- School districts
- Colleges
- Universities
- Government entities
- Charitable organizations

Types of Projects

- Multi-purpose sports facilities
- Educational facilities
- Administrative facilities
- Community public facilities
- Parking facilities
- New construction
- Additions/Expansions/Renovations
- Theaters
- Hockey rinks
- Soccer domes



How we do it.

While no two projects are the same, in general, here's how CFP3 gets things done.

1. CFP3 forms a limited liability company to build and own the project—and to work with you in designing a new building or acquiring and refinancing an existing facility.



2. The local municipality issues tax-exempt lease revenue bonds and lends the proceeds of the bonds to CFP3 to build or refinance the facility.



3. The appropriate entity or group of entities (schools, colleges, non-profits, etc.) leases and operates the project for the term of the bonds and owns the project after the bonds are repaid.



To find out more, call 612-735-7717 or visit TaxFreeP3.org.

Obviously, the financing and development of public and community building projects is a complicated, time-consuming process. But it's a process that begins easily enough, right here. For more, call 612-735-7717. or visit TaxFreeP3.org



CFP3 is a non-profit, 501(c)(3) tax-exempt organization created to partner with government and other tax-exempt groups to make the development, funding and operation of public and community facilities easier and more successful. What can we help you build?

Visit us at TaxFreeP3.org or call 612-735-7717.