

Amelia Community Equity

Opportunities for Community Investment




AMELIA
COMMUNITY EQUITY

Opportunities to Strengthen Your Community

Amelia Community Equity offers you the opportunity to earn Low Income Housing Tax Credits by investing in the future of your community. Our mission is to fund quality, affordable, low-income housing projects that enable underprivileged and low-income residents to take pride in their communities. This opportunity is one that pays dividends both to you and to those in your community struggling to secure basic needs.



Typical Amelia Community Equity projects offer residents high-tech, earth-friendly amenities such as:

- FEMA Approved Storm Shelters
- Community Room/Clubhouses
- Sustainable Landscaping
- Wireless Internet Access
- Bike Racks
- Thermafoil Cabinets
- Energy Star Appliances
- Low-Volume Water Fixtures
- Recyclable Insulation
- Heat-Pump Central Heat and Air
- LED Exterior Lighting

Amelia Community Equity projects build vibrant, productive communities through programs and services such as:

- Supportive Services for Children and At-risk Teens
- Adult Education Programs
- Substance Abuse Programs
- Special Needs Programs for the Physically and Mentally Challenged
- Elderly Lifestyle Initiatives

By helping provide modern, comfortable, energy-efficient homes for those most in need, you help strengthen the economy, security and civic pride of your entire community.

Opportunities to Earn Excellent Returns

The Low Income Housing Tax Credit is a federal program that awards tax credits to tax payers who invest in low-income housing. Created by a provision in Section 42 of the Internal Revenue Code, the credits are awarded by state Housing Finance Agencies. In effect since 1989, Low Income Housing Tax Credits enjoy bi-partisan governmental support, with funding increases granted in both of the last two federal administrations. Having withstood multiple economic downturns, the program promises to provide excellent returns on your investments far into the future.



Investment Performance

Financial Benefits

On average, investments in the LIHTC program provide a 10 – 15% ROI*, through:

- State and Federal tax credits
- Carry-back and roll-forward tax break opportunities
- Depreciation and amortization follow-throughs

Investing with Amelia Community Equity strengthens investor balance sheets with quality assets assured by:

- Independent audits
- Adherence to GAAP and Regulatory Accounting Standards
- Custom audits initiated by investors
- Indemnity from related financing and debt

Marketing Benefits

By investing in Amelia Community Equity projects, corporate investors also realize substantial public relations benefits as the public sponsor/benefactor of project facilities, programs and amenities. This is a virtually unlimited marketing opportunity.

Risks

Amelia Community Equity projects have built-in procedures to identify, monitor and mitigate risk to standards well above federal program minimums.

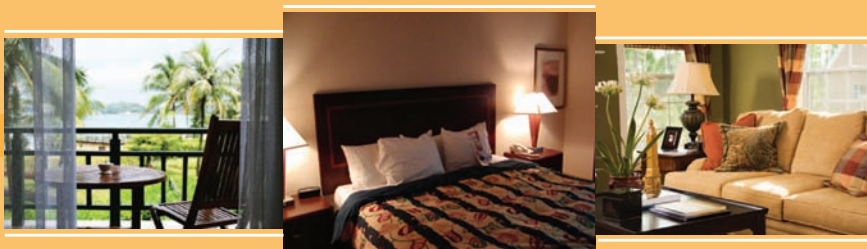
We require that project Developers and General Contractors provide Payment and Performance Bonds to ensure coverage of any refunds or penalties due to projects not being completed on schedule,

We also require Developers to list investors as “additional insured” on all Builders Insurance policies to protect against loss from natural disasters.

To protect investors against financial fraud, we:

- Submit financial and compliance-monitoring reports to investors for approval
- Perform independent audits
- Require Fidelity and Crime Bonds of all contractors
- Comply with IRS and other governmental oversight of properties and investments

* Prior performance is no guarantee of future performance.



Opportunities You Can Trust

To assist investors in assessing the quality and stability of Amelia Community Equity investments, we offer the following resources:

How the Program Works:

- LIHTC how the Program Works, A.C.T.I.O.N. (A Call to Invest in Our Neighborhoods)

http://www.enterprisecommunity.org/public_policy/documents/lihtc_one_page_summary.pdf

- Introduction to Low-Income Housing Tax Credits, Enterprise

http://www.enterprisecommunity.org/financial_products/lihtc/

- Understanding the Dynamics IV, Ernst & Young

<http://www.ncsha.org/resource/ernst-youngs-understanding-dynamics-iv-housing-tax-credit-investment-performance-report>

- Low-Income Housing Tax Credit Investment Survey, Ernst & Young

<http://www.ncsha.org/resource/ernst-young-low-income-housing-tax-credit-investment-survey>

Affordable Housing Facts:

- Five Myths of Affordable Housing, The Campaign for Affordable Housing
- The Truth About Affordable Housing, The Campaign for Affordable Housing both at: <http://www.tcsh.org/research.cfm>

Affordable Housing Examples:

- Average LIHTC Foreclosure Rates as Compared to Other Asset Classes, Pillsbury, May 12, 2009 (2004 data)

<http://www.housingonline.com/Documents/Gary%20Downs%20NHRA%20Work-Out%20Present%20ation%20%5BRead-Only%5D.pdf>

- Examples of the Quality, 2009 Charles L. Edson Tax Credit Excellence Awards

<http://docs.google.com/fileview?id=0B6H4MqaRzCOKYj11OTJkNGUtYzEzMy00YzVILThlZDctNTRjNWJkNWRIOWQ2&hl=en>

The Benefits of Corporate Sponsorship:

- Corporate Sponsorship for Workforce Housing, Apartment Finance Today, April 2008. <http://www.housingfinance.com/aft/articles/2008/apr/corporate0408.htm>

Opportunities That Make Life Better

"Taking housing, such as Tucker Manor, and improving it to give citizens on a fixed income a comfortable place to call home, is a wonderful gesture and the City of Parsons offers support to your organization and your vision."

Dorothy L. Judy

Mayor, Parsons, West Virginia

"The Autumn Woods Apartment project will allow seniors to age in place, while also making a significant and highly visible improvement to the community....I applaud your efforts and wish you the best in such an exciting endeavor."

Suzanne Burk

CEO, Council on Aging of Southwestern Ohio

"There is a need for safe, affordable, special-needs units in this area. I believe Kenwood Hills will be an asset to the residents and the city of Broken Arrow."

Gregory A. Shinn

Associate Director, Mental Health Association, Tulsa



Leadership



Richard Ashton III

President, Amelia Community Equity

Richard Ashton is a Certified Housing Credit Professional who has found providing quality housing for people in need to be the most rewarding experience of his life. He firmly believes that having a secure and comfortable place to live is essential to a family's ability to overcome challenges and achieve prosperity. In the last three years, he has successfully led the development of eight multifamily housing projects, primarily in Texas.

Currently:

Managing Director/Shareholder
Kingdom Strategies, LLC – LIHTC Real Estate
Development

Development Partner
EMLI Design Group, LLC – Interior Design and Furniture
Manufacturing

Audit Partner/Shareholder
Arthur, Ashton & Associates, PLLC – Accounting and
Consulting, Specializing in Tax Credit Audits, HUD Audits
and cost Certification

Formerly:

Chief Financial Officer/Director of Energy
One Prime, LP – Real Estate and Energy Development

Manager of Acquisitions Accounting & Sarbanes-Oxley Auditor
XTO Energy, Inc. – Energy Assets Acquisitions and Mergers

Associate Broker, Downing Harris Group
CitiGroup Smith Barney – Asset Evaluation and Investment

Accolades:

University of Texas at Arlington Goolsby Leadership Academy
Fellow

Council of Petroleum Accountants– Fort Worth Chapter
Member, Association of Affordable Housing CPS's
Founding Member, Leadership Development Council, Inc.
University of Texas at Arlington University Scholar
Collegiate of the Year Award

VP Finance, Delta Sigma Pi International Business Fraternity
NASA Texas Aerospace Scholars Internship Program

Thomas Fielder

Housing Consultant and Architect

Thomas Fielder is a Registered Architect, Harvard Business School Graduate, Juris Doctor and author who is one of the most experienced designers of affordable housing in America today. One of the early leaders in energy efficient housing design, his work includes historic preservations, public housing modernizations, and the development of affordable rental and retail housing.

Currently:

President/CEO
Fielder & Associates, Inc. – Single and multifamily housing
design and construction

Principal
FielderGroup Housing Research – Consulting services to
government agencies, non-profit organizations, real estate
developers, financial institutions and investment firms

Education:

Bachelor of Architecture -- University of Kentucky

Graduate -- Owner-President Management Program, Harvard
Graduate School of Administration

Juris Doctorate -- Chase College of Law

Professional Organizations

American Institute of Architects, National Housing Committee
American Institute of Planners
American Management Association, Washington D.C.
Board of Directors, New Mexico Symphony Orchestra
Alumni Board – OPM XII, Harvard Graduate School of Business
National Council Representative, Blue Grass Council, Boy
Scouts of America
National Committee Member, Order of the Arrow, Boy Scouts
of America

*“ Earn excellent returns
while providing
homes for those most
in need through
Amelia Community Equity. ”*



1106 N. Hwy 360, Ste 310, Grand Prairie, TX 75050
communityinvestment@ameliaequity.com
(214) 563-3273
www.ameliaequity.com