

NBT CEI-BOULOS IMPACT FUND, LLC

The NBT CEI-Boulos Impact Fund, LLC is a \$10 million real estate equity investment fund with NBT Bank as the sole investor. The fund targets high-impact projects located within the bank's Community Reinvestment Act (CRA) assessment areas in New York State. The fund makes equity investments of \$1 to 5 million per project in select commercial real estate developments with qualified and experienced sponsors. Investments provide competitive returns, adhere to CRA requirements, and produce compelling social and environmental impacts.

The fund is managed by CEI-Boulos Capital Management, LLC, a fund management company focused on delivering both competitive financial returns and social impact. CEI-Boulos helps banks achieve their CRA objectives by organizing and managing funds that invest in financially attractive, high-impact commercial real estate projects that benefit the economically distressed communities in which they are located.



Fund capital to be deployed 2023-2025

Potential investment inquiries and opportunities should be directed to:

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FUND OVERVIEW	
Fund Size	\$10 million
Target Transaction Size	\$1 to 5 million
Target Investment Areas by MSA	<p>NY Non-MSA Counties <i>Chenango, Clinton, Cortland, Delaware, Essex, Franklin, Fulton, Greene, Hamilton, Montgomery, Otsego, St. Lawrence</i></p> <p>Albany-Schenectady-Troy, NY MSA <i>Albany, Rensselaer, Saratoga, Schenectady, Schoharie</i></p> <p>Syracuse, NY MSA <i>Madison, Onondaga, Oswego</i></p> <p>Utica-Rome, NY MSA <i>Herkimer, Oneida</i></p> <p>Binghamton, NY MSA <i>Broome, Tioga</i></p> <p>Glens Falls, NY MSA <i>Warren, Washington</i></p> <p>Kingston, NY MSA <i>Ulster</i></p> <p>Poughkeepsie-Newburgh-Middletown, NY MSA <i>Dutchess, Orange</i></p>
Project Types	Multi-family, mixed-use, industrial, office, retail and hospitality projects that closely align with community needs
Social and environmental focus areas include, but are not limited to:	<ul style="list-style-type: none">• Projects that help create good jobs• Affordable and workforce housing• Main Street revitalization/historic preservation developments that do not contribute to gentrification/displacement• Developments that serve non-profit organizations• Sustainability focused real estate developments that incorporate green building standards and/or renewable energy



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10/2023 Member FDIC