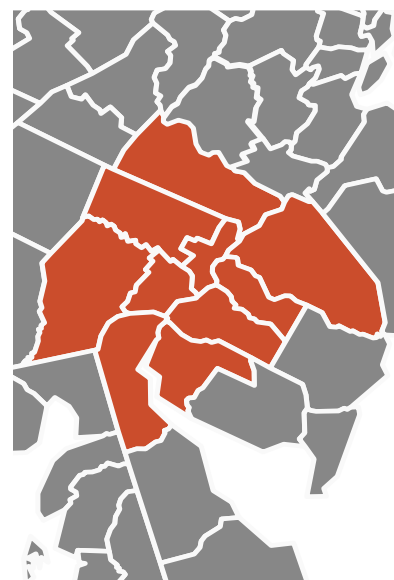


# 481 CEI-Boulos Impact Fund

The **481 CEI-Boulos Impact Fund, LLC** is a \$25 million real estate equity investment fund with TD Bank as the sole investor. The fund targets high-impact projects located within the bank's Community Reinvestment Act (CRA) assessment areas in the Philadelphia Metro area. The fund makes equity investments of \$1 to 10 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 by investing in financially attractive, high-impact commercial real estate projects that benefit the economically distressed communities in which they are located.



## Fund Size

\$25 million

## Target Investment Size

\$1-10 million

## Project Investment Areas by County

**Delaware:** New Castle

**New Jersey:** Burlington, Camden, Gloucester, Salem

**Pennsylvania:** Bucks, Chester, Delaware, Montgomery, Philadelphia

## Project Types

Multi-family, mixed-use, industrial, office, and retail projects that closely align with community needs.

## Targeted Social and Environmental Impact

- Affordable and workforce housing
- Projects that help create good jobs
- Neighborhood revitalization/historic preservation developments that do not contribute to gentrification/displacement
- Developments that serve non-profit organizations
- Environmentally sustainable and transit-oriented real estate developments

## Potential investment inquiries should be directed to:

**Nancy Gephart, SVP**

CEI-Boulos Capital Management  
[Nancy.Gephart@ceiboulos.com](mailto:Nancy.Gephart@ceiboulos.com)  
610.306.0614

