

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 2024-2026

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

NY Non-MSA Counties

Chenango, Clinton, Cortland, Delaware, Essex, Franklin, Fulton, Greene, Hamilton, Montgomery, Otsego, St. Lawrence, Chautauqua

Albany-Schenectady-Troy, NY MSA

Albany, Rensselaer, Saratoga, Schenectady, Schoharie

Binghamton, NY MSA

Broome, Tioga

Buffalo-Cheektowaga, NY MSA

Erie, Niagara

Glens Falls, NY MSA

Warren, Washington

Kingston, NY MSA

Ulster

Kiryas Joel-Poughkeepsie-Newburgh, NY MSA

Dutchess, Orange

Rochester, NY MSA

Livingston, Monroe, Ontario, Orleans, Wayne

Syracuse, NY MSA

Madison, Onondaga, Oswego

Utica-Rome, NY MSA

Herkimer, Oneida

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:

- Projects that support quality job creation
- 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
- Transit-oriented developments



It starts here

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5/2026 Member FDIC