

Philadelphia
718 Arch Street, Suite 3N
Philadelphia, PA 19106
215.574.5800

Baltimore
207 East Redwood Street, Suite 808
Baltimore, MD 21202
410.637.8268

Washington, DC
1025 Connecticut Avenue, NW, Suite 901
Washington, DC 20036
202.223.3361

www.trfund.com





from warehouse



to schoolhouse

TRF creates quality education choices in neighborhoods where none existed before. With TRF's help, schools are retrofitting old buildings to provide new and better learning environments.



Our financial *impact* transforms communities and empowers lives.

For more than twenty years, TRF has been making breakthroughs. By applying capital, insight, and expertise at the location and moment where they can do the most good, we have transformed neighborhoods and created opportunity for economically challenged families and communities.

We focus on neighborhoods that offer unique geographic, economic, and institutional assets. Our work builds on these existing strengths to prevent or reverse decline. Our investments generate measurable economic growth that spreads throughout the region.

With an approach that is both sophisticated and streetwise, we have pioneered innovative analytical tools and formed strategic partnerships that bring together investors, developers, and entrepreneurs.

TRF delivers capital at the point of impact — the right resources, at the right time, in the right place. From real estate development, to charter schools, to commercial growth, to sustainable energy programs, we reclaim neighborhoods and produce results for families, investors, and our region.





from rough sense



to evidence

TRF's experienced team advises public policy makers and private investors on how to target investments for the greatest impact — socially and financially.



We identify the point of impact that *delivers* the greatest results.

Our real-world knowledge of the communities we serve makes us intimately familiar with the untapped opportunities that exist in our region's distressed areas — areas that on the surface may seem undesirable to traditional investors.

We combine this knowledge with our groundbreaking Market Value Analysis tool (MVA) to provide a window to these markets. MVA evaluates how multiple factors including property value, building condition, sales activity and investments compare from city block to city block. With MVA, we pinpoint local conditions and understand the risks. We identify the assets. And we encourage investment that generates growth.

Our on-the-ground expertise and deep-rooted relationships with investors, community leaders, and entrepreneurs enable us to deliver capital precisely where it will do the most good.





from run-down



to boomtown

TRF finances a mix of new and rehabbed, rental and owner-occupied homes to support the varied needs of families and add value to neighborhoods.



To grow a local economy, we need to *improve* the way people live.

When people have limited choices where they can live, learn, and work, their community faces decline. But enrich and expand those choices, and suddenly the community prospers, with exponential results.

TRF invests in opportunities that lead to quality choices for housing and community services. We underwrite the infrastructure for continued economic growth.

Housing

Over the last 20 years, we have created almost 12,000 homes for low-wealth communities and low- and moderate-income individuals. We target specific areas where sale prices and rents are out-of-reach for residents, and focus on improving distressed areas with high potential for market recovery.

Community Facilities

To reinforce a community from the inside out, we finance a broad range of human services agencies, from charter schools and child care centers to job training providers and social service organizations.

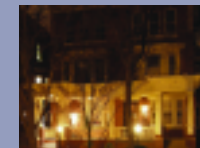


from pollution



to solution

Amidst increasing concerns regarding energy supplies and costs, TRF-financed wind farms generate several hundred thousand megawatt hours of clean, renewable energy each year to power homes and businesses.



To improve the way people live, we need to *grow* the local economy.

TRF knows the point of impact isn't always obvious. From supermarkets to sustainable energy, we're forever imagining creative ways to revitalize communities.

Businesses

By offering flexible financing programs to local entrepreneurs, we can spur both economic and neighborhood growth at the same time. Something as basic as a well-stocked supermarket blossoming within a distressed community can provide quality food and jobs for residents, while standing as a symbol that the neighborhood is worth investing in.

Sustainable Energy

TRF works to build a clean and sustainable energy future for our region. Recognizing the delicate balance of economic and environmental factors, our financing encourages energy efficiency and the application of clean energy technologies.



from storefront



to forefront

TRF's Fresh Food Financing Initiative is bringing supermarkets to communities where affordable and nutritious food options are limited. These businesses also bring new jobs and serve as much-needed commercial anchors.



Our success is defined by more than 20 years of real, substantial, measurable *results*.

At TRF, we are driven by results. Results that build a path to the middle class. That generate financial and social returns on investment. That create an infinite ripple of economic growth throughout our region.

As the leading innovator in our field, our success is striking and measurable. In our first 20 years, we have completed over 1,600 financing transactions totaling nearly \$500 million. Our impact:

- 11,800 housing units
- 14,900 charter school seats
- 4.3 million square feet of commercial space
- 757,900 MWh of renewable energy — enough to power 80,000 homes for a year
- 9,300 childcare seats
- 250 businesses
- 28,400 jobs

But the real impact is the human one — the individuals who benefit from our innovation, expertise, and determination. And the investors who have helped make it happen and reaped unique returns.

Our results are concrete and measurable. Immediate and lasting. They form the foundation on which we will continue to improve lives. And deliver capital at the point of impact.