Golaski Labs NMTC Diagram
and Opportunity Funds Acquisition of LP interest

Fulton Bank

Leverage lender

Investment Fund
100% owned by equity investor

PIDC, Sub-CDE
99.99% owned by Investment Fund, 0.01% by CDE as managing member

U.S. Bank
Equity Investor

Mosaic Opportunity Zone Fund, LP

Golaski Labs, LP

Qualified Equity investment (QEI)

Distribution of interest payments on loan, net of expenses

Interest-only payments From A-note for seven years

Tax Credits on full QEI over seven years; interest only from B-Note

A-note: Senior position
Seven-year term
Near market rate

B-note: Subordinate
30-year term
Below market rate

$3,851,385 Loan Principal + Interest

Acquisition of a portion of Golaski Labs, LP partnership interest

Interest Income

Capital Contribution

Mosaic 4537 Wayne Avenue, LLC

Leverage lender

A-note: Senior position
Seven-year term
Near market rate

B-note: Subordinate
30-year term
Below market rate

Tax credit allocation

Capital Contribution

Equity Investor

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