



Historic Preservation Partners, Inc.

A CREDIT TO THE PAST.
A PLAN FOR THE FUTURE.



Are you ready to preserve, protect, restore, and rehabilitate your historic building?

HISTORIC PRESERVATION PARTNERS (HPP) IS HERE TO HELP YOU PRESERVE YOUR HISTORIC BUILDING, AND TO ACCOMPLISH THOSE TASKS MORE ECONOMICALLY THAN SIMILAR ORGANIZATIONS.

FOUNDED IN 2008, HISTORIC PRESERVATION PARTNERS, INC. IS A 501(C)(3) NON-PROFIT CORPORATION WITH THE PRIMARY OBJECTIVE TO ENCOURAGE AND FACILITATE THE PRESERVATION OF HISTORIC STRUCTURES. BY PROVIDING ASSISTANCE IN THE PLANNING, FINANCING, AND OVERSIGHT OF HISTORIC PRESERVATION WORK, HPP IS ABLE TO HELP YOU UNRAVEL THE MAZE OF COMPLEX POLICIES, PROCEDURES, AND INCENTIVES THAT PLAY A ROLE IN REUSING HISTORIC BUILDINGS.



Making Historic Projects More Profitable

HPP adds value by helping your preservation project be more profitable through having HPP as the State historic tax credit partner. HPP is organized to serve in that capacity at less than half the amount some other such firms charge, thereby allowing the project to keep up to five percent more of the equity associated with these credits. In addition, because HPP remains in the project for the long term, the project doesn't face the challenge of funding a Put/Call option shortly after a project is placed in service, as so often is required by other tax credit partners.

Planning, Financing, and Oversight

To help you fulfill your preservation goals, HPP is organized to become an active participant in the ownership structure for historic properties. We use our depth and breadth of experience to assist in the development and execution of a rehabilitation plan, to help monitor completion of work, ongoing maintenance, and/or any future modifications needing to comply with historic preservation standards.

Overcoming the Financial Obstacles

Investors considering the purchase, rehabilitation, and preservation of historically significant property often find they could face an economic disadvantage. Modifying historic properties to meet building codes while preserving the historic elements, often adds to the financial obstacles. To encourage more of this activity, several state legislatures have enacted historic preservation statutes providing tax credits and other incentives to property owners and investors.



HPP helps with the financial transactions associated with such tax credits and incentives. For its many services, HPP receives not more than 3.5% of the proceeds of the State Historic Preservation Tax Credits or similar incentives, subject to a minimum of \$5,000, plus a 1.0% ownership interest in the partnership including a 1.0% share of income, gain, loss and deduction. As part of HPP's ongoing involvement, the property also will reimburse the costs of ongoing oversight in the project, such as an annual inspection of the historic elements. The ownership structure also typically establishes an appropriate reserve to assure the historic elements will be properly maintained for years to come.

Services (the HPP Advantage)

As a significant investor, HPP's expertise can help your development team complete the best renovation project and get the best value for the tax credits generated by that project.

Unlike some others, HPP is organized to use a long-term investment structure to mitigate tax implications upon the sale of credits to third-party purchasers—thus enhancing the value of the credits. HPP can be admitted as an active participant in the ownership structure (such as a 1.0% administrative general partner or as an administrative managing member), typically at the time of initial closing, and can receive 100% of state tax credits. We can work with various tax credit purchasers (especially helpful for purchasers that do not want a long-term position in the project) or can be involved in private placement of the credits.

In addition to being directly involved in historical renovation developments, HPP uses its funds for public education and grants to assist in the stabilization, moth-balling, and rehabilitation of certain historic properties.



Image provided courtesy of Treanor Architects

We're ready to partner with you

Historic Preservation Partners, Inc. is here to help you preserve your historic building. Let's partner to make your project a success and an investment for future generations.

For more information, please contact us:

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