

# ST. LOUIS EQUITY FUND, INC.



## Report to the Community 2013

707 N. 2nd Street  
Suite 308  
St. Louis, Missouri 63102  
Phone 314.436.7810  
[www.slefi.com](http://www.slefi.com)





## Mission

OUR MISSION is to effectively utilize corporate investment and available tax incentives to stimulate the development of affordable, low- and moderate-income housing units. We strive to revitalize and stabilize neighborhoods, through public/private cooperation and superior asset management.



Front Cover:  
Pine Lawn Homes

Left: Heritage Woods  
of McLeansboro



# Contents

- 2 A Letter from the President
- 3 A Successful Track Record
- 4 Celebrating 25 Years of Excellence
- 8 Meet Amanda and David
- 10 St. Louis Equity Fund 2013 Developments
- 14 Gateway Community Development Fund, Inc.
- 16 Community Asset Management Company
- 18 Investment Summary
- 19 Board of Directors & Committees
- 20 Investors & General Partners
- 21 Staff & Professional Consultants



Standing: John J. Wuest, President and CEO  
Sitting: Erica A. Dobreff, President of  
Kansas City Equity Fund, LLC/Gateway;  
John F. Kennedy, Executive Vice President  
and CFO

## A Letter from the President

2013 MARKED ANOTHER YEAR OF GROWTH for the St. Louis Equity Fund, Inc. (SLEFI) with the formation of a \$19,408,400 Fund which represented a 21.5% increase over the previous year. Additional equity in the amount of \$6,000,000 was raised for a combined total of \$25,408,400, or a 19.9% increase over the previous year.

Gateway Community Development Fund, Inc. (Gateway), a wholly owned subsidiary of SLEFI, also enjoyed a year of growth. Its consulting practice continued to grow with completed and new contracts totaling \$600,000. These clients represent a wide range of public, for-profit and not-for-profit entities engaged in community development activities. Good progress was also made in the formation of both the St. Louis and Kansas City revolving loan funds. To date, commitments of \$3,750,000 have been obtained from financial institutions with activation of the funds scheduled for the spring of 2014. Community Asset Management Company (CAMCO), a 501(c)(3) corporation and a sister company of SLEFI which provides property management and social services to tenants, continued to perform well in 2013 with a portfolio of 1,194 units under management. Liz Coleman assumed the role of President and CEO during 2013.

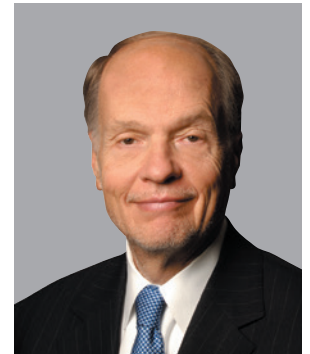
In summary, SLEFI along with Gateway and CAMCO are now able to offer a suite of products and services that facilitates the planning, development, financing and management of high quality affordable housing while providing its investors and lenders a financial return and an efficient method of meeting their responsibilities to the communities that they serve.

The combined companies are privileged to have the opportunity to assist in meeting the community development and affordable housing needs in Missouri, Eastern Kansas, and Southern Illinois.

Sincerely,



John J. Wuest  
President and CEO



1988



# A Successful Track Record



ON SEPTEMBER 12, 2013, the St. Louis Equity Fund, Inc. (SLEFI) celebrated 25 years of providing safe, affordable housing. Guests enjoyed a reception at the Randall Gallery which featured Missouri State Treasurer Clint Zweifel; Mr. William Ulm, formerly with Missouri Housing Development Commission; Mr. Michael Jones, Senior Policy Advisor to County Executive Charles Dooley; and Mr. Otis Williams, Executive Director of the St. Louis Development Corporation as speakers at the event. John Wuest, President and CEO of SLEFI, presented awards to Anheuser-Busch, Ameren, and The Laclede Group recognizing their continuous participation with SLEFI since its inception.

SLEFI was established in 1988 with a \$75,000 grant from Civic Progress. Since that time, SLEFI has raised over \$340,000,000 in capital facilitating the production of 4,325 housing units. In addition, through its wholly owned subsidiary Gateway Community Development Fund, Inc. (Gateway) and its sister company Community Asset Management Company (CAMCO), a not-for-profit 501(c)(3) corporation, SLEFI is now able to offer a suite of products and services that facilitates the planning, development, financing and management of high quality affordable housing. By working collaboratively to provide these services and products, SLEFI, Gateway and CAMCO can better serve their investors, partners, lenders and the residents in the communities they serve.

We thank our investors, partners, lenders, local, state and federal government officials and all the professionals who plan, build and manage our developments. Together we are making investments that build communities.

1993



2003



2008



2013



1998





# Celebrating 25

*25th Anniversary Reception,  
September 12, 2013*

John Wuest, President and CEO of the St. Louis Equity Fund, presented awards to Anheuser-Busch, Ameren, and The Laclede Group to recognize their continuous participation in the Equity Fund. All three companies have invested in each annual fund since SLEFI's inception in 1988, representing a total investment of \$55,983,000.



From Left: Michael Spotanski, Senior Vice President and Chief Integration and Innovation Officer of The Laclede Group; Bruce Steinke, Chief Accounting Officer of Ameren; John J. Wuest, President and CEO of St. Louis Equity Fund, Inc.; Jeff Comotto, former Vice President, Taxes of Anheuser-Busch; Kevin DeGraw, Chairman of St. Louis Equity Fund, Inc./ Vice President of Power Operations of Ameren

# Years of Excellence



## *Speakers at the reception*

Above, from left:  
Missouri State Treasurer  
Clint Zweifel

Kevin DeGraw, Chairman of  
St. Louis Equity Fund, Inc./  
Vice President of Power Operations  
of Ameren

John J. Wuest, President  
and CEO of St. Louis Equity Fund, Inc.



Michael Jones,  
Senior Policy Advisor to County  
Executive Charles Dooley



William Ulm, formerly with  
Missouri Housing  
Development Commission



Otis Williams, Executive Director  
of the St. Louis Development  
Corporation

*25 years of  
Investments...  
a solid foundation  
to build on.*





*Since 1988, SLEFI has raised \$340 million which has been leveraged to develop 4,325 units of affordable housing. We are proud of our accomplishments and look forward to continuing to carry out our mission by providing safe, affordable housing in the future. Thanks for your support and celebrating with us!*



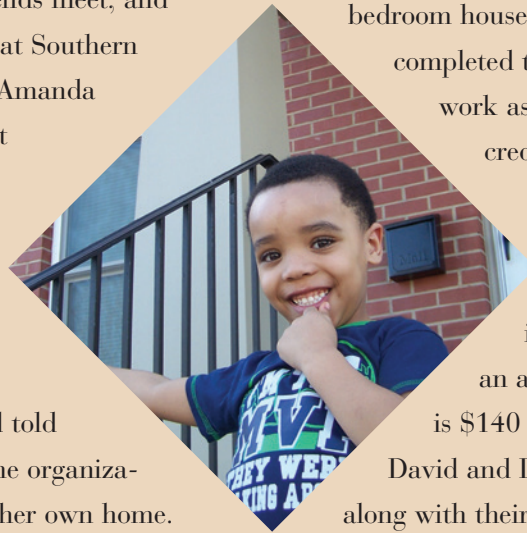
## Meet Amanda, David and David II

Amanda and David, a young hardworking family, had been living in their single family home for 5 years when they learned that their three-year old son, David, was very sick with a high level of lead poisoning in his system. Shortly after this diagnosis, David Sr. was laid off from his job, leaving the family with only one income as their expenses tripled. It was a very frustrating time for Amanda and David – they depleted their savings account, were struggling to make ends meet, and Amanda was forced to quit school at Southern Illinois University – Edwardsville. Amanda and David decided it would be best to move in with family until they could reestablish themselves. They focused on young David's health, saving money, and finding safe, affordable housing.

It was about this time that a friend told Amanda about Beyond Housing, the organization that had helped her purchase her own home.

She encouraged Amanda to contact them. After researching how her family might benefit from Beyond Housing's programs, Amanda called and was put on a waiting list to lease a brand new three-bedroom home being built in the City of Pine Lawn in St. Louis County.

After a few months, Amanda and David received a phone call from a leasing agent at Beyond Housing who had great news for them – an affordable, newly constructed three-bedroom house was available to rent. Amanda and David completed the application and the required paperwork associated with a low-income housing tax credit home financed with equity provided by St. Louis Equity Fund, and were notified that they were approved. They were thrilled to move into their new home in July 2013, and are pleased to be paying an affordable \$610 per month for rent, which is \$140 less than their previous home. Amanda, David and David II are enjoying their new home along with their new neighbors. Amanda has worked at



## Why invest in the St. Louis Equity Fund and Gateway Community Development Fund, Inc.?

- ◆ Support local communities
- ◆ Earn an acceptable return on investments
- ◆ Investment and participation opportunities are available to meet all 3 CRA tests — Investment, Lending and Service



Salisbury Park Three



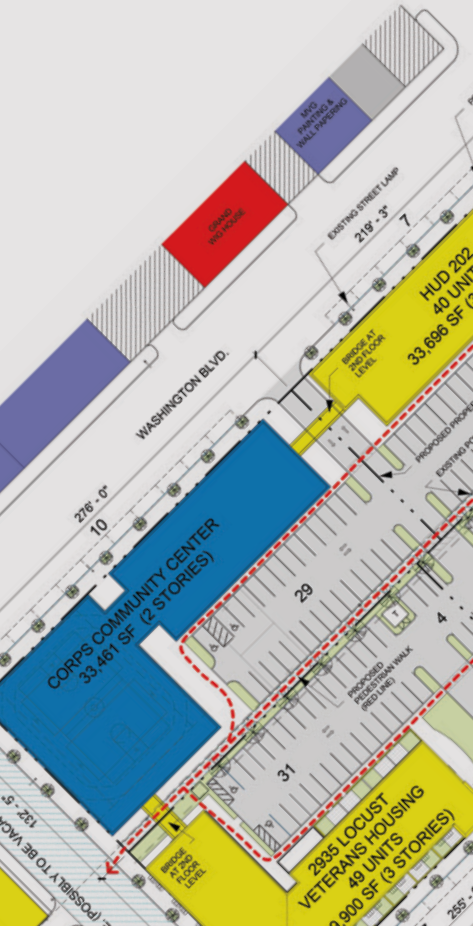
a local bank for two years as a Foreclosure Prevention Specialist and has re-enrolled at SIU-Edwardsville, where she expects to earn her Bachelor of Science degree in Computer Information Systems in 2016. David is currently a full-time dad, football coach and mentor for North County Middle Schools, and serves as a volunteer to assist children and adults with autism. He plans to attend Harris-Stowe State University in the fall of 2014, working toward his Bachelor of Science degree in Early Childhood Education. David II will start school in the fall at the brand-new Barack Obama Elementary School, which is located within walking distance of their new home.

Pine Lawn Homes represents the 16th partnership between St. Louis Equity Fund and Beyond Housing. There are many other families in the St. Louis and Kansas City metropolitan areas, as well as throughout Missouri, that are in need of safe, affordable housing. Investments with the St. Louis Equity Fund assist in meeting this need.

- ◆ Investments are professionally managed
- ◆ Excellent track record of managing its investments
- ◆ Opportunity for investors to participate in the governance of the Equity Fund or Gateway by serving on one of the Boards or Committees

Whether your company invests in the St. Louis Equity Fund or Gateway, your investment will be professionally managed and will provide affordable housing or assistance to those entities engaged in community development. We look forward to working with our investors and partners as we continue to fulfill our mission in 2014. For a listing of all current St. Louis Equity Fund investors, see page 20.

# The Salvation Army 3010 Apartments



The redevelopment of The Salvation Army's Harbor Light facility at 3010 Washington Avenue will result in 58 one-bedroom apartments to serve low to very low-income adults seeking to reengage as productive members of society. Special preference will be given to veterans. This development is the second phase of a five-phase development located on The Salvation Army's Midtown Development Campus.

The first phase, The Salvation Army Veterans Residence, was also a SLEFI investment. Future phases of the Midtown Development Campus will include:

- ◆ The Red Shield Center, a community recreational center that will house community and meeting spaces, a full-size gym/fitness center, and a performing arts center for the Midtown Development Campus residents, community members, and other clients of The Salvation Army;
- ◆ A community behavioral health clinic; and,
- ◆ A mixed-used building with 35 housing units as well as commercial and retail space.

## Quick Facts

Number of Units: 58  
 SLEFI Commitment: \$3,063,923  
 Financing: Low-Income Housing Tax Credits/Historic Tax Credits/City of St. Louis AHC Funds  
 Location: Midtown – St. Louis City  
 Direct Investors: First National Bank of St. Louis, N.A. – \$5,000,000; Midwest BankCentre – \$1,000,000  
 State Historic Credits Investor: Commerce Bank – \$2,263,094  
 Developer: The Salvation Army

General Partner: The Salvation Army Services, Inc.  
 Consultant: Gateway CDFI; Old Orchard Consulting  
 General Contractor: E.M. Harris Construction Company  
 Architect: Trivers Associates  
 Construction Lender: The Salvation Army  
 Permanent Lender: The Salvation Army  
 Property Manager: McCormack Baron Ragan Property Management Services  
 Project Type LIHTC – Special Needs

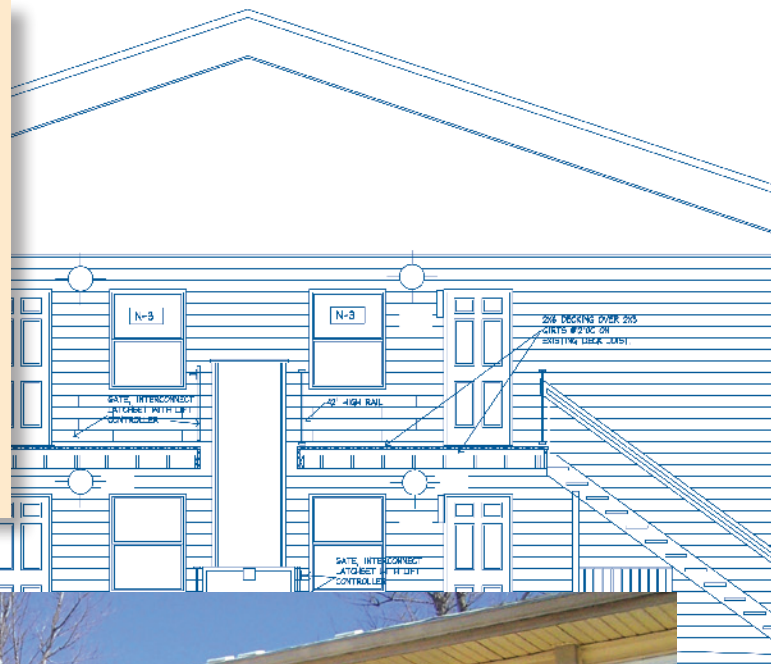
# House Springs Apartments

House Springs Apartments consists of the rehabilitation of 48 units in Jefferson County, Missouri. The development includes 3 three-story buildings that each contain 16 one-bedroom apartments which are rent-restricted and will serve low-income seniors (aged 62+). All of the units are covered by project-based rental assistance. The residents will enjoy new kitchen cabinets and appliances, new bathrooms, new flooring, new mechanical systems, and upgrades to the common areas. House Springs Apartments represents the first partnership between Renaissance Property Group and the St. Louis Equity Fund.

## Quick Facts

Number of Units: 48  
 SLEFI Commitment: \$1,285,652  
 Financing: Low-Income Housing Tax Credits/ MHDC HOME Funds  
 Location: House Springs – Jefferson County  
 State Credits Investor: Sugar Creek Realty – \$673,571  
 Developer: Renaissance Property Group  
 General Partner: Hillsboro Senior GP LLC

General Contractor: E.M. Harris Construction Company  
 Architect: RPG Design LLC  
 Construction Lender: Missouri Housing Development Commission/U.S. Department of H.U.D.  
 Permanent Lender: Missouri Housing Development Commission/U.S. Department of H.U.D.  
 Property Manager: Cohen-Esrey Communities, LLC  
 Project Type: LIHTC – Senior



# Southside Station

Southside Station Apartments consists of 39 units in two historic buildings located at the intersection of Grand Boulevard and Gravois Avenue in the Gravois Park neighborhood of St. Louis City. Both buildings, the Farmers and Merchants Trust Building and the Lutz Building, are on the National Register of Historic Places, and will collectively provide over 32,000 square feet of residential and commercial space. This development is the second phase of a redevelopment plan led by the developer, The Lawrence Group.

The first phase, South Side Tower, involved the rehabilitation of the South Side National Bank building into 13 condominiums and commercial space on the first two floors. Southside Station Apartments represents the first partnership between The Lawrence Group and St. Louis Equity Fund. The residential portion of the project will be managed by CAMCO.

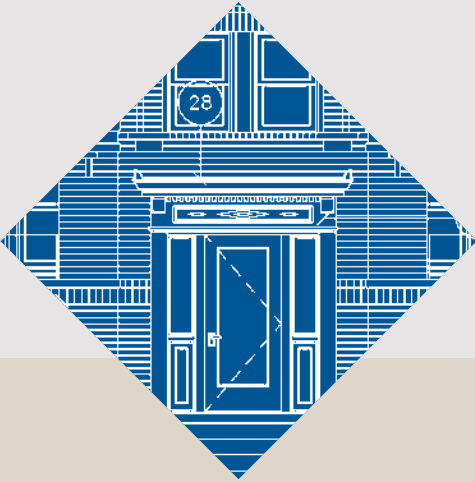


## Quick Facts

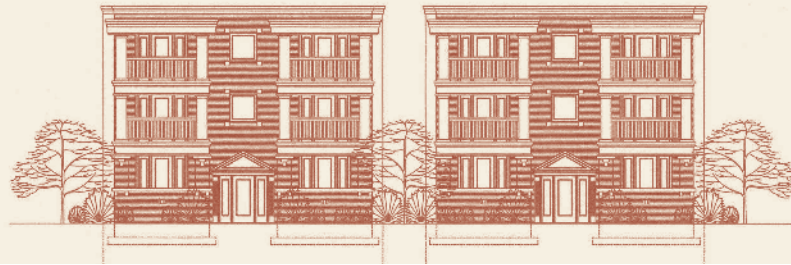
Number of Units: 39  
 SLEFI Commitment: \$2,661,911  
 Financing: Low-Income Housing Tax Credits/Historic Tax Credits/MHDC HOME Funds/City of St. Louis AHC Funds/AHAP Loan  
 Location: Gravois Park – St. Louis City  
 Historic Credits Investors: LISART Capital – \$808,483; FM Lutz State Member – \$996,793  
 Developer: The Lawrence Group

General Partner: FM Lutz Manager, LLC  
 Consultant: RISE (formerly RHCD)A  
 General Contractor: The Lawrence Group  
 Architect: The Lawrence Group  
 Construction Lender: Peoples National Bank  
 Permanent Lender: Peoples National Bank  
 Property Manager: Community Asset Management Company  
 Project Type: LIHTC – Family

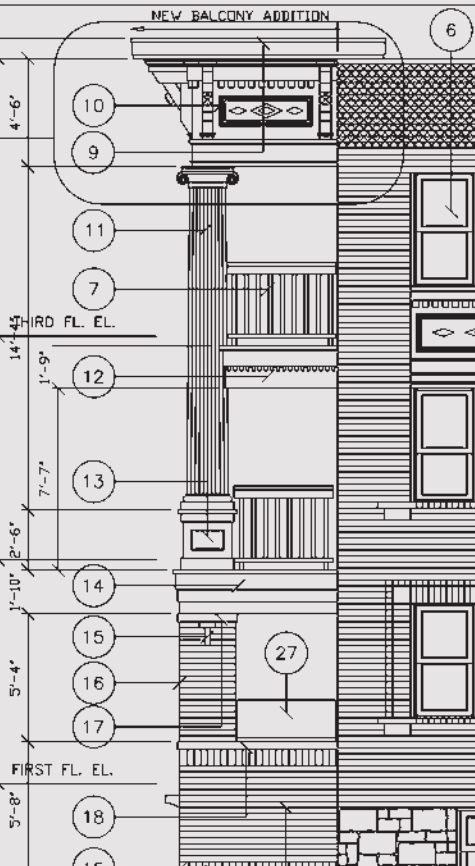
# The Colonnades at Beacon Hill



The Colonnades at Beacon Hill consists of 30 two-bedroom units in 5 three-story buildings at the corner of West Paseo and 27th Street in the historic Beacon Hill neighborhood of Kansas City, Missouri. The neighborhood is close to retail, public transportation, and “Hospital Hill”, which includes the University of Missouri – Kansas City Health Science campus. Four buildings of six units each will be newly constructed using Federal and State Low Income Housing Tax Credit equity. The existing building of six units will be rehabilitated using Federal and State Historic Tax Credit equity, as well. The newly constructed buildings will be designed to mirror the architectural style of the historic building. This will be the first partnership between the St. Louis Equity Fund, d.b.a. Kansas City Equity Fund, Sparrow Community Development Corporation and Prairie Dog Development Company.



## 1 – NORTH ELEVATION



### Quick Facts

Number of Units: 30  
 SLEFI Commitment: \$3,179,940  
 Financing: Low-Income Housing Tax Credits/  
 Historic Tax Credits/  
 KCMO HOME Funds/  
 Public Improvement Grant  
 Location: Beacon Hill –  
 Kansas City, MO  
 State Historic Credits Investor:  
 Commerce Bank – \$382,784  
 Developer: Sparrow Community  
 Development Corporation

General Partner:  
 Colonnades at Beacon Hill, LLC  
 Consultant: Prairie Dog  
 Development Company  
 General Contractor:  
 Greenleaf Construction  
 Architect: Timlis Arketekcher Inc.  
 Construction Lender:  
 Bank of America Merrill Lynch  
 Permanent Lender:  
 Bank of America Merrill Lynch  
 Property Manager:  
 FPD Management, Inc.  
 Project Type: LIHTC/  
 Market Rate – Family

# Gateway Community Development Fund, Inc.



## MISSION

*To provide consulting services, financial services and training to entities serving low-income neighborhoods and their residents in the St. Louis and Kansas City metro areas; filling the need for non-traditional loan products and development services.*

[www.gatewaycdfi.com](http://www.gatewaycdfi.com)

GATEWAY COMMUNITY DEVELOPMENT FUND, INC. (Gateway) was established in 2009 to help fill the need for non-traditional loan products and development consulting services to underserved areas throughout the state of Missouri and in Southern Illinois and Eastern Kansas. Since that time, Gateway has received Certification from the U.S. Department of the Treasury as a Community Development Financial Institution (CDFI), established a solid client base in the lending and consulting fields, and has provided unique lending and investment opportunities for financial institutions.



*“MHB has really benefited from the expertise of Gateway’s staff and consultants as we evolved our funding of supported housing. Their help with document preparation, proposal evaluation, and construction management has allowed the Mental Health Board to more effectively expand affordable housing opportunities for people with behavioral health needs in the City of St. Louis. Our partnership with Gateway has brought the strengths of our two organizations together and improved the lives of some of the City’s most vulnerable individuals.”*

Jama Dodson  
Executive Director  
Saint Louis Mental Health Board

## BOARD OF DIRECTORS

John J. Wuest Chairman St. Louis Equity Fund, Inc.	Michael Duffy Legal Aid of Western Missouri
Erica A. Dobreff President Gateway Community Development Fund, Inc.	Leisha Gordon TIAA-CREF
Greg Vogelweid Vice President St. Patrick Center	Jim Holtzman St. Louis County
	Chris Krehmeyer Beyond Housing
	Ann Sutter Scottrade Bank

## REPRESENTATIVE GATEWAY CLIENTS

BNIM Architects / City of Kansas City, MO	Metropolitan Housing Development Corporation
DeSales Community Housing Corporation	Midwest BankCentre
Housing Authority of Kansas City Missouri	Project COPE
Justine Petersen	Saint Louis Mental Health Board
Lemay Development Corporation / Lemay Housing Partnership	St. Louis Regional Business Council
	The Salvation Army Midland Division



## What is a CDFI?

A certified Community Development Financial Institution is a specialized financial institution that provides lending and services in market niches that are underserved by traditional financial institutions. These niches are defined by neighborhood as well as by product.

CDFIs provide a unique range of financial products and services in economically distressed markets, and include products such as Gateway's loans for financing LIHTC properties, pre-development loans and financing for purchase and rehabilitation of distressed homes.

CDFI lending is typically characterized by thorough yet flexible underwriting and the provision of capital in low-income areas. CDFIs include regulated institutions such as community development banks and credit unions, and non-regulated institutions such as loan and venture capital funds.

### GATEWAY STAFF AND CONSULTANTS

John J. Wuest  
Chairman

Erica A. Dobreff  
President

John F. Kennedy  
Treasurer

Colleen Kirby  
Assistant Vice President

Jerry Burka  
Old Orchard Consulting, LLC

Joseph A. Cavato  
JAC Consulting Services, LLC

## Services Offered:

- ◆ Strategic planning and organizational development leadership
- ◆ Facilitation of focus groups for community development activities
- ◆ Review of real estate tax assessments for affordable rental properties
- ◆ Consulting to developers of affordable housing, including proposal preparation
- ◆ Consulting and construction management services for financial institutions

## Financial Products:

- ◆ Lending of pre-development funds
- ◆ Permanent lending for the sustainability of affordable rental housing
- ◆ Lending to encourage the efficient reuse of distressed single family properties



North Newstead II

# Community Asset Management Company



707 N. 2nd Street  
Suite 450  
St. Louis, MO 63102  
[www.camcostl.com](http://www.camcostl.com)

**COMMUNITY ASSET MANAGEMENT COMPANY (CAMCO)** was established in 1998 as a 501(c)(3) nonprofit organization to provide professional property management services to owners in the St. Louis metropolitan area with a focus on providing services, including tenant assistance, to low-income residents. It currently manages 1,194 units in 31 affordable properties and one market rate property. CAMCO takes great pride in maintaining the physical integrity of its properties in order to maintain property values and enhance the communities in which they operate. By providing resident services, CAMCO has been able to make a difference in the lives of numerous residents, ensuring their ability to enjoy a good quality of life with the additional benefit of making neighborhoods more viable.

CAMCO has established effective policies and procedures to ensure the long-term viability of its properties and has a very dedicated and knowledgeable team. Liz Coleman was appointed President and CEO of CAMCO in January 2014, and works closely with John Wuest, Chairman of CAMCO, to provide guidance and direction to all staff. Previously, Ms. Coleman served as the Vice President and COO of CAMCO for four years. Malaika Cooper, Regional Manager/Assistant Vice President,

Highland  
Homes



oversees the leasing and compliance operations and has been with CAMCO for eight years. Larry Williams started with CAMCO in 2012 and serves as the Maintenance Foreman, supervising the maintenance operations and staff. Lisette Ortega-Vidal, Accounting Manager, manages the accounting operations and Stefanie Williams, Human Resources/Operations Manager, sees to all personnel and operational issues. The entire CAMCO staff is devoted to providing professional services to its owners and residents.

CAMCO has extensive experience in preparing properties for physical inspections and compliance reviews related to the programs administered by the Missouri Housing Development Commission, US Department of Housing and Urban Development, and other local and state agencies.

For more information regarding CAMCO's property management services and resident support services, please visit [www.camcostl.com](http://www.camcostl.com) or call 314.588.7345.

North  
Newstead 4



### CAMCO QUICK FACTS

Number of Units Managed: 1,194

Number of Affordable Properties: 31

Number of Market Rate Properties: 1

Number of Employees: 50



Lizabeth Coleman  
Vice President  
and COO



Malaika Cooper  
Regional Manager/  
Assistant Vice President



Lisette Ortega-Vidal  
Accounting Manager



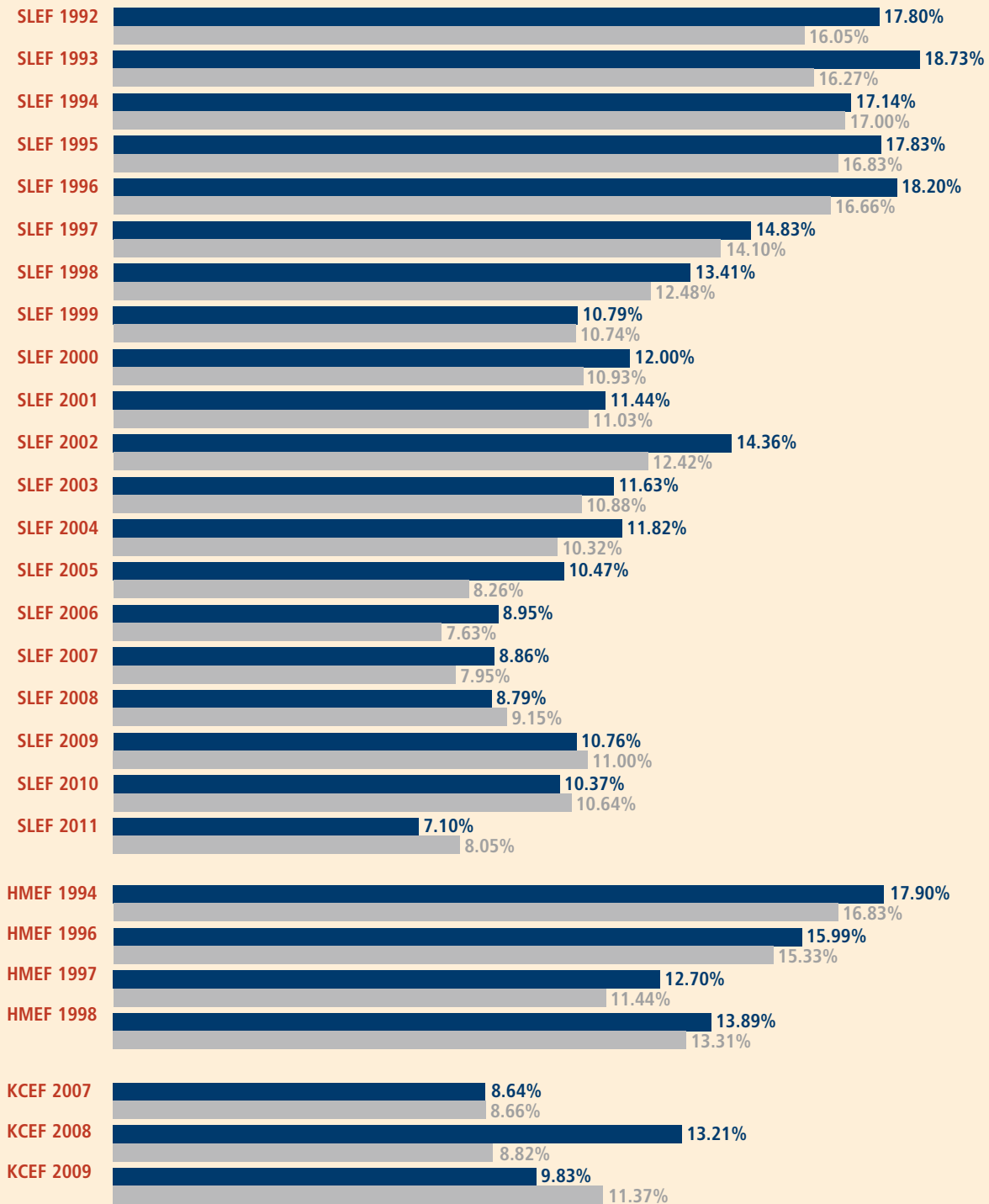
Larry Williams  
Maintenance Foreman



Stefanie Williams  
Human Resources/  
Operations Manager

# Investment Summary

## ACTUAL RETURN VS. PROJECTED RETURN



**Actual** ■ Actual results through December 31, 2012 and projected results for the remaining years in the fund.  
**Projected** ■ Based on the original project projections in each of the funds.

SLEF 1988, 1990 and 1991 have been dissolved as of 12/31/2012

# Board of Directors & Committees

## BOARD OF DIRECTORS

Kevin DeGraw,  
Chairman  
Ameren

Joseph Ambrose,  
Vice Chairman  
First Bank

Skip Coburn  
Bank of America  
Merrill Lynch

Brian Davies  
Great Southern Bank

Clayton Evans  
Reliance Bank

Eric Forguson  
Midland States Bank

William Gamewell  
Commerce Bank

Daniel Kleffner  
First National Bank  
of St. Louis, N.A.

David Minton  
Heartland Bank

Laurie Peterson  
PNC Community  
Development Bank

Joseph Pope  
Scottrade Bank

Steve Rasche  
Laclede Gas Company

Jeff Schwaneke  
Centene Corporation

Vihar Sheth  
US Bancorp CDC

Joseph Sooter, Jr.  
Stifel Bank & Trust

Gary Tappana  
Anheuser-Busch

Elizabeth Wright  
BMO Harris Bank

John J. Wuest  
St. Louis Equity Fund, Inc.

## INVESTMENT COMMITTEE

Joseph Ambrose,  
Chairman  
First Bank

Eric Forguson  
Midland States Bank

William Gamewell  
Commerce Bank

Laura Gilbert  
Commerce Bank  
(Advisory Member)

Daniel Kleffner  
First National Bank  
of St. Louis, N.A.

David Minton  
Heartland Bank

Laurie Peterson  
PNC Community  
Development Bank

Joseph Pope  
Scottrade Bank

Elizabeth Wright  
BMO Harris Bank

John J. Wuest  
St. Louis Equity Fund, Inc.,  
(Non-voting Member)

## FINANCE COMMITTEE

Andrew Walshaw,  
Chairman  
Northern Trust Corporation

Mark Brandom  
The PrivateBank

Skip Coburn  
Bank of America  
Merrill Lynch

Kevin DeGraw  
Ameren

Eric Forguson  
Midland States Bank

Leisha Gordon  
TIAA-CREF  
Financial Services

David Hall  
Lindell Bank &  
Trust Company

Jim Holtzman  
St. Louis County

Larry Kirby  
The Business Bank  
of St. Louis

Dale Oberkfell  
Midwest BankCentre

Robert Roberson  
Frontenac Bank

John Scherer  
Cass Commercial Bank

Ann Sutter  
Scottrade Bank

John J. Wuest  
St. Louis Equity Fund, Inc.

## GOVERNANCE AND NOMINATING COMMITTEE

Laura Gilbert, Chairwoman  
Commerce Bank

Joseph Ambrose  
First Bank

Brian Davies  
Great Southern Bank

David Naunheim  
UMB Bank, N.A.

Laurie Peterson  
PNC Community  
Development Bank

Elizabeth Wright  
BMO Harris Bank

John J. Wuest  
St. Louis Equity Fund, Inc.  
(Non-voting Member)

## AUDIT COMMITTEE

Bill Peters, Chairman  
Heartland Bank

David Bentele  
Citizens National Bank  
of Greater St. Louis

Darren Meyer  
Centene Corporation

Steve Rasche  
Laclede Gas Company

Joseph Sooter, Jr.  
Stifel Bank & Trust

Andrew Walshaw  
Northern Trust Corporation  
(Advisory Member)

## KCEF ADVISORY COMMITTEE

Bob Arthur  
Commerce Bank

Paul Costello  
NBH Bank, N.A./  
Bank Midwest

Erica Dobreff  
Kansas City Equity Fund, LLC

Robyn Heidger  
Enterprise Bank & Trust

Thomas Jackson  
Metcalf Bank

Michael Nield  
UMB Financial Corporation

Jim Perkins  
Capitol Federal Savings Bank

Nick Reitzler  
Morrill & Janes  
Bank and Trust

Mark Schmidlein  
The PrivateBank

Pat Thomas  
Brotherhood Bank & Trust

Kay Ulm  
Great Southern Bank

Elizabeth Wright  
BMO Harris Bank

John J. Wuest  
St. Louis Equity Fund, Inc.

# Investors & General Partners

## CURRENT ST. LOUIS EQUITY FUND INVESTORS

Ameren	First Bank	Midwest BankCentre
Anheuser-Busch	First National Bank of St. Louis, N.A.	Midwest Regional Bank
BMO Harris Bank	Frontenac Bank	Morrill & Janes Bank and Trust Company
The Business Bank of St. Louis	Great Southern Bank	Northern Trust Corporation
Cass Commercial Bank	Heartland Bank	PNC Bank, N.A.
Centene Corporation	Jefferson Bank and Trust Company	The PrivateBank
Centrue Bank	Laclede Gas Company	Reliance Bank
Citizens National Bank of Greater St. Louis	Lindell Bank & Trust Company	Royal Banks of Missouri
Commerce Bank	Metcalfe Bank	Scottrade Bank
Enterprise Bank & Trust Company	Midland States Bank	Stifel Bank & Trust
Equity Bank, N.A.		UMB Bank, N.A.

## KCEF INVESTORS

Bank Midwest  
BMO Harris Bank  
Brotherhood Bank & Trust  
Capitol Federal Savings Bank  
Commerce Bank  
Enterprise Bank & Trust  
Equity Bank, N.A.  
Great Southern Bank  
Metcalfe Bank  
PNC Bank, N.A.  
The PrivateBank  
UMB Bank, N.A.

## CURRENT ST. LOUIS EQUITY FUND GENERAL PARTNERS

Better Living Communities	JVL Renaissance, Inc.	Patrick W. Werner
Beyond Housing	Kohner Development Company, Inc.	Places for People, Inc.
Cardinal Ritter Senior Services	The Lawrence Group	Renaissance Property Group
DeSales Community Housing Corporation	LoftWorks, LLC	Pruitt-Igoe Development Corporation
DMCS Corporation	Lutheran Senior Services	Robert Wood
Forrest D. Nye	McEagle Properties, LLC	Sisters of the Most Precious Blood
Fox Meadows	Milton D. Rothschild	St. Patrick Center
Supportive Living, LLC	Northeast Properties, LLC	The Salvation Army— Midland Division
Housing Revitalization, Inc.	North Newstead Association	
Irving Partners, LLC	Northside Community Housing, Inc.	
I-70 Northwest Development Corporation		

## KCEF GENERAL PARTNERS

Westside Housing Organization  
Fulson Housing Group  
McCormack Baron Salazar, Inc.  
Overland Property Group  
Prairie Dog Development  
Company, LLC  
Sparrow Community  
Development Corporation

## ST. LOUIS &amp; KANSAS CITY STAFF



John J. Wuest  
President and CEO



John F. Kennedy  
Executive Vice President  
and CFO



Erica A. Dobreff  
President, Kansas City  
Equity Fund, LLC/Gateway



Andrew Bradley  
Asset Manager –  
Financial Analyst



Stanley L. Jones  
Director of Construction  
Management



Cate Kennedy  
Office Administrator



Colleen Kirby  
Asset Manager –  
Compliance



Amy P. McDermott  
Vice President, Operations



Eldina Qirici  
Accounting Manager

## PROFESSIONAL CONSULTANTS

Armstrong Teasdale LLP  
Attorneys at Law



RubinBrown LLP  
Certified Public Accountants



### Acknowledgements:

Editor & Production Coordinator: Amy McDermott

Design by Scott Huefing

Printing by Stolze Printing Company, Inc.



707 N. 2nd Street, Suite 308 • St. Louis, Missouri 63102  
Phone 314.436.7810 • www.slefi.com

# SLEFI

## facts



SLEFI was founded in 1988  
and the first annual fund raised  
**\$3.25 million**

The combined Funds have financed  
**4,325** affordable homes since 1988



The combined Funds have raised  
**\$340 million**  
since 1988



The combined Funds' investments have leveraged  
**\$619 million** of development



Since SLEFI's inception, approximately  
**7,024 jobs** have been created due to  
the development activity of its investments

