

In Perspective

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DC Revenue Bonds - Financing Alternative for Tax-exempt Organizations and Businesses

Industrial Revenue Bonds (IRB) may be used for new or existing building acquisitions and renovations, as well as for purchases of capital equipment. The primary advantage of bond financing is the ability to borrow funds at very low interest rates.

Developing a Strategic Real Estate Plan for Your Organization

Analyze Your Current Situation

- Compile current occupancy costs, square footage, critical lease benchmarks, etc.

Analyze Your Occupancy Needs

- Determine short and long term growth projections and space requirements

Research Market Conditions

- Compare existing and planned office or condominiums for lease or sale

Evaluate Your Financial Options

- Review real estate options available for lease or purchase
- What shape are your organization's reserves in?
- What financing alternatives are available?
- Prepare own vs. lease spread sheet
- Analyze options and rank
- Consider: cost, locations, proximity to public transportation, and other factors important to your organization
- Review real estate options available for lease or purchase
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Conclusion and Recommendations

- Prepare action plan – include time lines and required resources

Applying for an IRB is not overwhelming if you have a diverse advisory team to include a financial advisor, legal counsel and general contractor. Many well-known facilities in DC, such as Children's Hospital, the Brookings Institute and the Arena Stage, were developed using bond financing.

Our experience with cost segregation studies and in financial and tax modeling for asset acquisitions could be beneficial to your organization. Contact a **McQuadeBrennan professional** today to learn more about eliminating unnecessary real estate costs from your balance sheet.

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