

**Bay Area Smart Growth Fund I, LLC***San Francisco, California***Market-Rate Private Equity:  
Limited Liability Company Interests**

The Bay Area Smart Growth Fund is a \$65 million private equity fund formed in 2001 to invest in commercial and residential real estate projects in 46 low- and moderate-income neighborhoods in the nine-county “Bay Area” of Northern California. Sponsored by the Bay Area Council in association with the Bay Area Alliance for Sustainable Development and the Community Capital Investment Initiative—the region’s pre-eminent umbrella group of business organizations, community groups and municipal authorities—the Fund is managed by Pacific Coast Capital Partners, LLC a private real estate firm with considerable experience in California. It seeks a net internal rate of return to limited partners of 12% - 15%. To date, it has invested \$32.6MM (or 50% of its capital) in several projects including the redevelopment of 14.2 acres of the Oakland Airport industrial corridor, the acquisition and rehabilitation of 100 single-family homes in Alameda and Contra Costa counties for low- and moderate-income residents, infill housing development in the City of Richmond, and the acquisition and redevelopment of a 182,000 square foot community shopping center in Marin City. The FB. Heron Foundation committed \$1,500,000 in 2003 as a non-managing investor in this ten-year fund.

*For more information:*  
[www.basgf.com](http://www.basgf.com)

**UrbanAmerica, LP***New York, New York***Market-Rate Private Equity:  
Limited Partnership Interests**

UrbanAmerica is a private equity real estate fund seeking income from, and capital appreciation through, commercial real estate investments in low- and moderate-income communities in the United States. It acquires and develops commercial properties in inner-city communities and provides opportunities for corporate, government and retail tenants to locate facilities in these neighborhoods, increasing each property’s value and improving consumer choices and services for neighborhood residents. The Fund is on track to provide net returns to limited partners in the low- to mid-teens. To date, UrbanAmerica has invested \$114MM of equity and an additional \$200MM in debt in a portfolio of 28 shopping centers and office buildings in Detroit, Atlanta, Kansas City, Washington, DC, Philadelphia and several Florida cities. It frequently works in partnership with community-based organizations that know and understand local markets and have relationships with community leaders. Approximately one-quarter of its properties involved community development corporations (CDCs), with UrbanAmerica often serving as the equity “take out” buyer for projects initiated by the CDCs. This in turn creates liquidity for the CDCs that can be reinvested in new community projects. UrbanAmerica directs at least 50% of its contracts for management, security and landscaping services to community-based and minority-owned businesses. More than 1,500 jobs have been created or retained as a direct result of its investments. The FB. Heron Foundation committed \$1,500,000 in 2000 in limited partnership interests for a ten-year term in the Fund.

*For more information:*  
[www.urbanamerica.com](http://www.urbanamerica.com)

**Yucaipa Corporate Initiatives Fund I, LP***Los Angeles, California***Market-Rate Private Equity:  
Limited Partnership Interests**

Yucaipa Corporate Initiatives Fund is a \$577 million private equity fund managed by The Yucaipa Companies LLC of Los Angeles, CA to invest in corporate partnerships that locate in, relocate to or expand their operations in underserved rural and urban communities throughout the United States. It also invests in businesses that are owned and/or managed by minorities or women. Its investors include three of the nation’s largest public pension funds: California Public Employees’ Retirement System, New York State Common Retirement Fund and California State Teachers’ Retirement System. The Fund seeks a net internal rate of return to limited partners of 25% or 2.5x invested capital. Since its close in 2003, it has made two significant investments. It purchased from bankruptcy the 60-year-old Southern home-style restaurant chain Picadilly Cafeterias, Inc, preserving 6,100 jobs in 15 states. Approximately 65% of Picadilly’s employees are minorities and 74% of the restaurants are located in underserved communities. A second investment in Christian Casey, LLC, a minority-owned firm, positions the popular Sean John clothing line for expansion with a new warehouse and distribution facility sited in an underserved community in the Northeast. The FB. Heron Foundation committed \$2,500,000 in 2003 in limited partnership interests of the Fund.

*For more information:*  
*Contact:* [info@ycifund.com](mailto:info@ycifund.com)