



Offering
Compliance
Services for the
LIHTC
Industry



545 Shore Road
Cape Elizabeth, ME 04107
Phone: 207-767-8000
Fax: 207-767-1620
E-mail: eriklihtc@gmail.com
E-mail: abowden@spectrumlihtc.com
www.spectrumlihtc.com

SPECTRUM ENTERPRISES, INC.

FREE TRIAL

For any new client considering utilizing Spectrum for file pre-approvals please mention this brochure & contact our office for a free trial of our service.



Unparalleled Experience
By choosing Spectrum as a compliance consultant for your tax credit deals, you are putting the most qualified firm in your corner. There is no other consulting firm with as much experience. Our pricing is competitive and our experience is unparalleled in the affordable housing compliance industry.

Leaders In The Compliance Industry...

The Spectrum Companies include Spectrum Seminars & Spectrum Enterprises.

SPECTRUM ENTERPRISES

AUTHORIZED DELEGATE: We have 50 years of combined experience working on behalf of 11 State Housing Finance Agencies to monitor their compliance programs. This experience gives us unequal insight into what types of compliance issues can get reported to the IRS on 8823 forms.

CONSULTING: In the past 12 months Spectrum has reviewed over 7,000 files for move in approval. There are currently over 250 LIHTC properties in 29 States that trust Spectrum to review their applications before lease signing.

Working with investor clients, Spectrum conducted over 1,600 compliance audits in 2007 & 2008.

Our staff has over 150 years of combined tax credit experience.

FILE PRE-APPROVALS

Properties may send files to Spectrum for a review of tax credit eligibility issues *before lease signing*. Our staff is knowledgeable, patient, and professional. We guarantee a response within 2 business days on all files, but we are usually able to send a report within 24 hours.

INVESTOR FILE REVIEW

Spectrum conducts tenant file reviews of the initial qualified basis for all new tax credit deals. We also perform annual due diligence compliance testing and offer site visits. Our company has helped investor clients when staffing issues prevented their compliance or asset management divisions from meeting deadlines.

OTHER SERVICES

We offer UPCS inspections of affordable properties. We can also perform private in house compliance training so your staff understands how to certify low income residents and maintain good paperwork.

Our clients include management companies, general partners, investors, equity funds, and developers.

SPECTRUM SEMINARS

We offer public training seminars with industry certifications that are recognized nationally. In 2008 over 1,100 compliance professionals earned their c3p designation or recertified. We have trained in every state, and many State Housing Finance Agencies co-sponsor and endorse our seminars.

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abowden@spectrumlihtc.com

