

PRIVATE FUND OF FUNDS



Between 2006 and 2011, IMPACT created three fund of funds for institutional investors totaling \$147 million in commitments for smart-growth initiatives, historic preservation projects and investments in small businesses to create and/or preserve quality jobs.

IMPACT PCCP IV PRIVATE EQUITY REAL ESTATE FUND OF FUNDS

IMPACT PCCP IV (“PCCP IV”) was created in 2006 to allow IMPACT’s investors a scaled and economically efficient method to invest in a private equity real estate fund (“CRE Fund”) focused on smart growth. The \$69.9 million commitment facilitated the CRE Fund’s investments into a wide range of sectors—office, retail, industrial, residential, mixed use and land.

SIZE

- \$69.9 million commitment

STATUS

- Created in 2006; Still active

IMPACT

- 47 properties in urban or underserved communities; or that are smart-growth in nature

IMPACT HUNTINGTON CAPITAL II PRIVATE EQUITY FUND OF FUNDS

IMPACT Huntington Capital II (“HCap II”) was created in 2008 to give investors a scaled and efficient approach to invest in job creation. HCap II invested \$22.0 million of institutional capital in to a private equity fund (“PE Fund”) focused on making mezzanine debt investments in small, growth oriented businesses. HCap II was the largest single investor in the \$78.0 million PE Fund.

SIZE

- \$22.0 million commitment

STATUS

- Created in 2008; Still active

IMPACT

- Growth capital investments in 23 underserved small and medium size companies located predominantly in California.

BAY AREA HISTORIC PRIVATE EQUITY REAL ESTATE FUND OF FUNDS

The Bay Area Historic Fund (“BAHF”) was created to invest in the historic preservation and rehabilitation of two buildings in San Francisco, CA. BAHF provided a structure for its investors to efficiently invest capital in scale to leverage federal historic tax credits.

SIZE

- \$54.7 million commitment

STATUS

- Created in 2011; Exited in 2018

IMPACT

The first investment preserved a historic building along the San Francisco Bay waterfront. The investment allowed the Exploratorium to relocate from a small, obsolete building into a greatly expanded facility to further its mission as a public learning laboratory exploring the world through science, art and human perception. The second investment rehabilitated a historic building in San Francisco’s Presidio, allowing the nonprofit, Futures Without Violence, to greatly expand its work.