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PeaksCo LLC

New Markets Tax Credit
Financing & Consulting

Real Estate Development
Investment & Consulting

David Cohan is the Managing Director of PeaksCo LLC, a consulting practice with a specialty in using New Markets Tax Credits and other innovative resources and tools to finance projects throughout the U.S. PeaksCo has a particular focus on mission-oriented, “green” developments and operating businesses that promote environmental sustainability, create renewable energy, and provide targeted high-impact community benefits in particularly distressed low-income and rural areas.

PeaksCo has the experience and expertise to structure complex transactions that effectively combine complementary financing tools to make use of various federal and state tax credit programs, private equity, corporate & public bonds, government grants & loan guarantees, tax increment financing (TIF) subsidies, and even such specialized debt as EB-5 funding. PeaksCo consultants are particularly adept at strategically identifying and securing New Markets Tax Credit allocation for these mission-oriented, environmentally sustainable projects and facilitating the timely closing of such complex financing transactions.

Since 2004, almost the inception of the NMTC program, PeaksCo and its Managing Director, David Cohan, have helped secure and close on more than \$650 million in NMTC-enhanced project financings. Just prior to starting the PeaksCo consulting practice, Mr. Cohan was the senior investment officer for CEI Capital Management, LLC, a CDE based in Maine, where he helped CCML during its formative years grow into one of the country’s leading NMTC allocatees.

PeaksCo's New Markets Tax Credit projects include urban adaptive redevelopments, hotels, food cooperatives, historic mixed-use conversions, large-scale rural biomass energy plants, solar-energy arrays, paper mills, academic institutions, medical facilities, cultural and community centers, and a variety of other natural resource based manufacturing and energy production facilities. Mr. Cohan was the NMTC consultant, for instance, for the Burgess Biopower project in rural Berlin, NH that used more than \$75 million of NMTC allocation from six CDEs to help attract a total of over \$275 million in capital for a single complex project.

Mr. Cohan has primarily focused on real estate finance, investment, development, acquisitions and portfolio asset management during his 25-year career. He has participated in real estate projects on behalf of institutional investors, REITs, developers, private equity firms, non-profit agencies, corporations, government agencies and public municipalities. His real estate consulting experience encompasses major projects from Hawaii to Maine and internationally within the Eastern Caribbean region.

Mr. Cohan is a graduate of M.I.T.’s Center for Real Estate master’s degree program where he has also lectured and taught a professional development institute class on accessing capital and innovative financing strategies, focusing on tax credits and other cutting-edge tools.