

# Place-based Investing: Creating a Virtuous Cycle



**CONSULTIVA**  
*internacional, inc.*  
**Investment Management Consultants**

*A Registered Investment Adviser*

*October 20, 2015*

## ***DISCLAIMER***

This presentation is for informational purposes only and is not intended to be an offer, solicitation, or recommendation with respect to the purchase or sale of any security or a recommendation of the services supplied by any money management organization. This presentation does not constitute an investment advice and is not a solicitation to become a client of Consultiva Internacional Inc. (“Consultiva”).

All information presented herein has been obtained from sources believed to be reliable but we cannot guarantee its accuracy or integrity.

The expressions contained in this document constitute the opinion of Consultiva based upon the research performed by Consultiva through the compilation and analysis of data from diverse sources. The opinions herein expressed may change without prior notice.

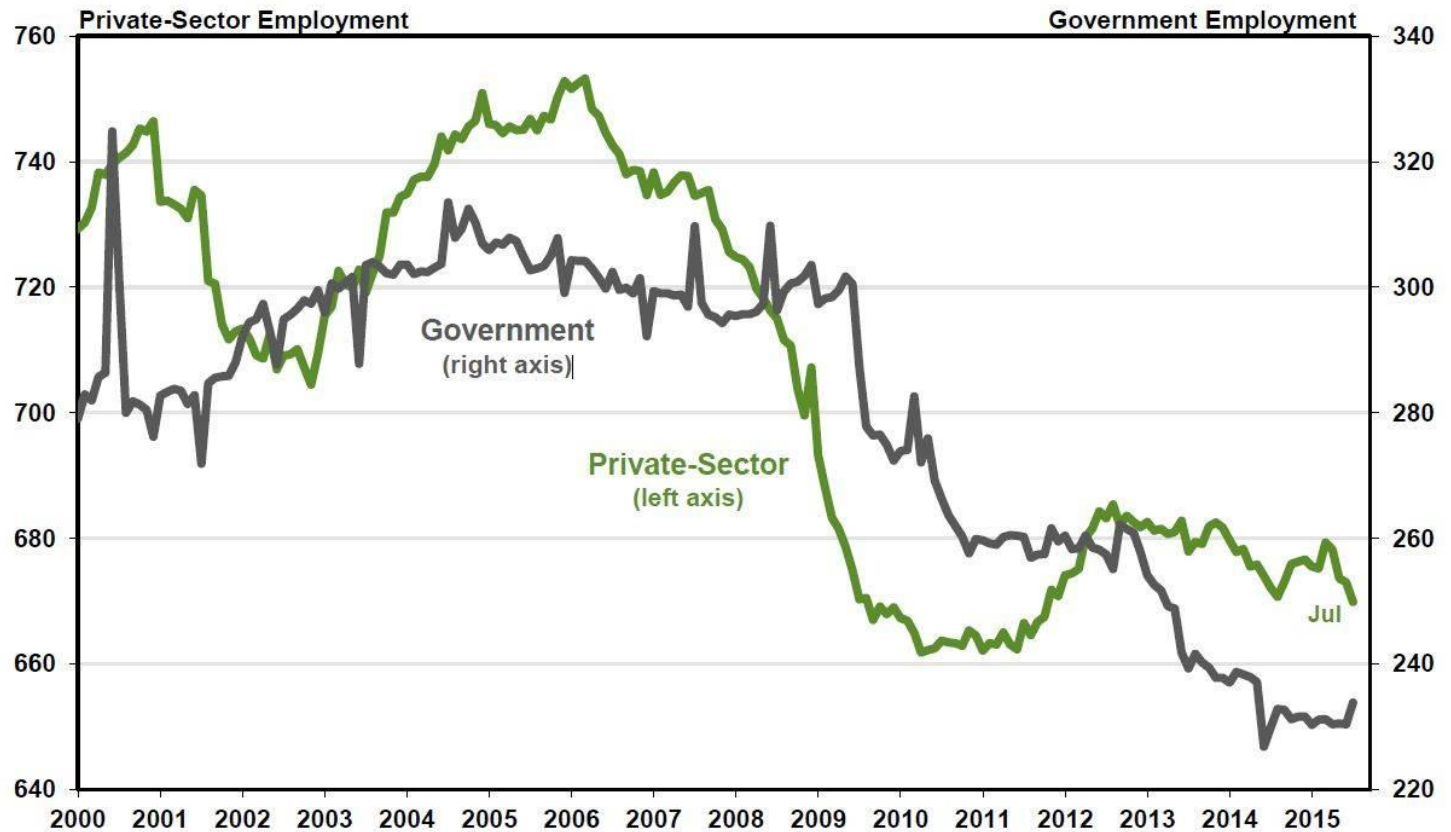
Any reproduction, transmission or use of this document through whatever means without prior authorization by Consultiva is strictly prohibited.

Puerto Rico's private sector has picked up since 2012, while the public sector shrinks.

**Next step:**  
Continue to grow the private sector.

## Puerto Rico Employment Trends

Thousands



Source: Bureau of Labor Statistics and Moody's Economy.com.

Source: Federal Reserve Bank of New York

## Point "A":

### Where is the investment capital?

Puerto Rico's Fiduciary  
and private portfolios.

**± \$40 billion**

1. Pension Funds
2. Insurers
3. Endowments
4. Foundations
5. CRA bank reserves
6. PR Science &  
Technology Trust
7. Private Investors



How to deploy  
investment capital  
from  
*Point "A"*  
to  
*Point "B"*?

## Point "B":

### Where do we need the investment capital?

1. Existing enterprises
2. New enterprises
3. Social enterprises (NGOs)
4. Micro-lenders
5. Incubators
6. Micro-enterprises

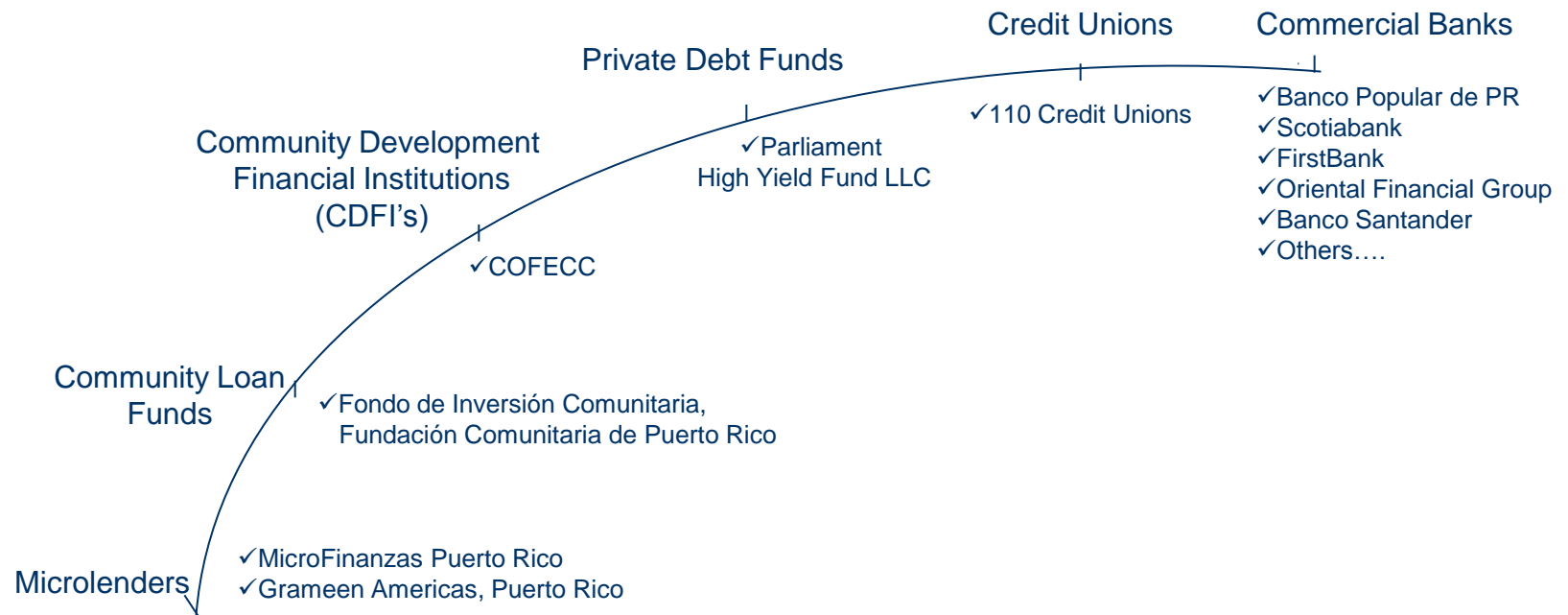
Create an “eco-system” of investment vehicles, that will provide a “**vía segura**”, (**route certain**)



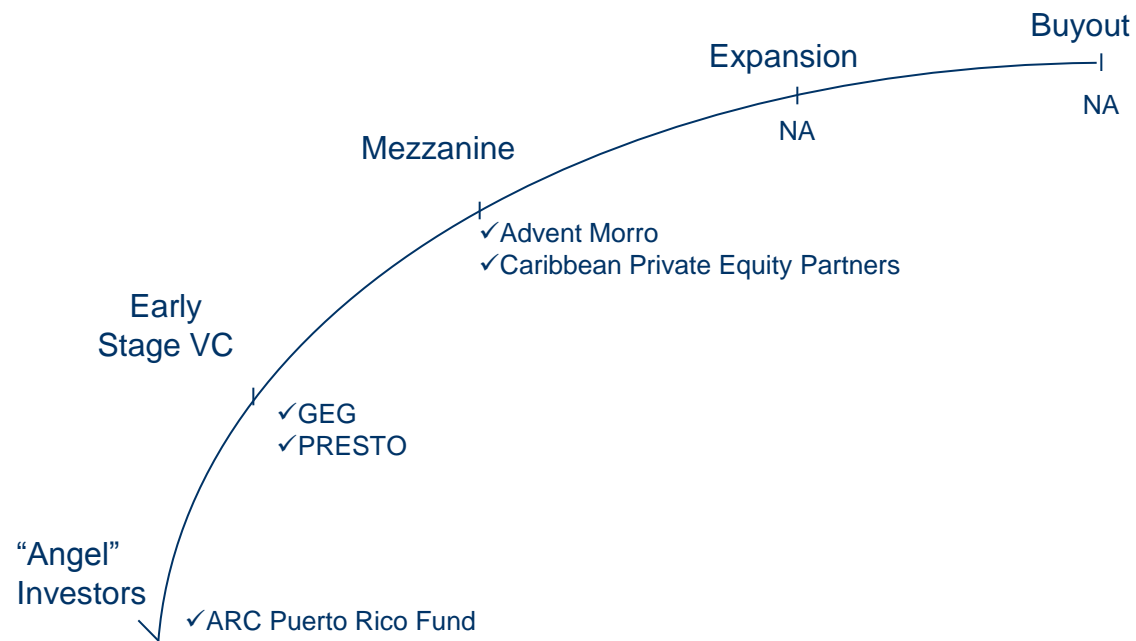
for fiduciary and private investment capital:

1. Community Loan Funds
2. Community Development Financial Institutions (“CDFI’s”)
3. Community Development Fixed Income
4. Venture Capital Funds
5. Private Equity

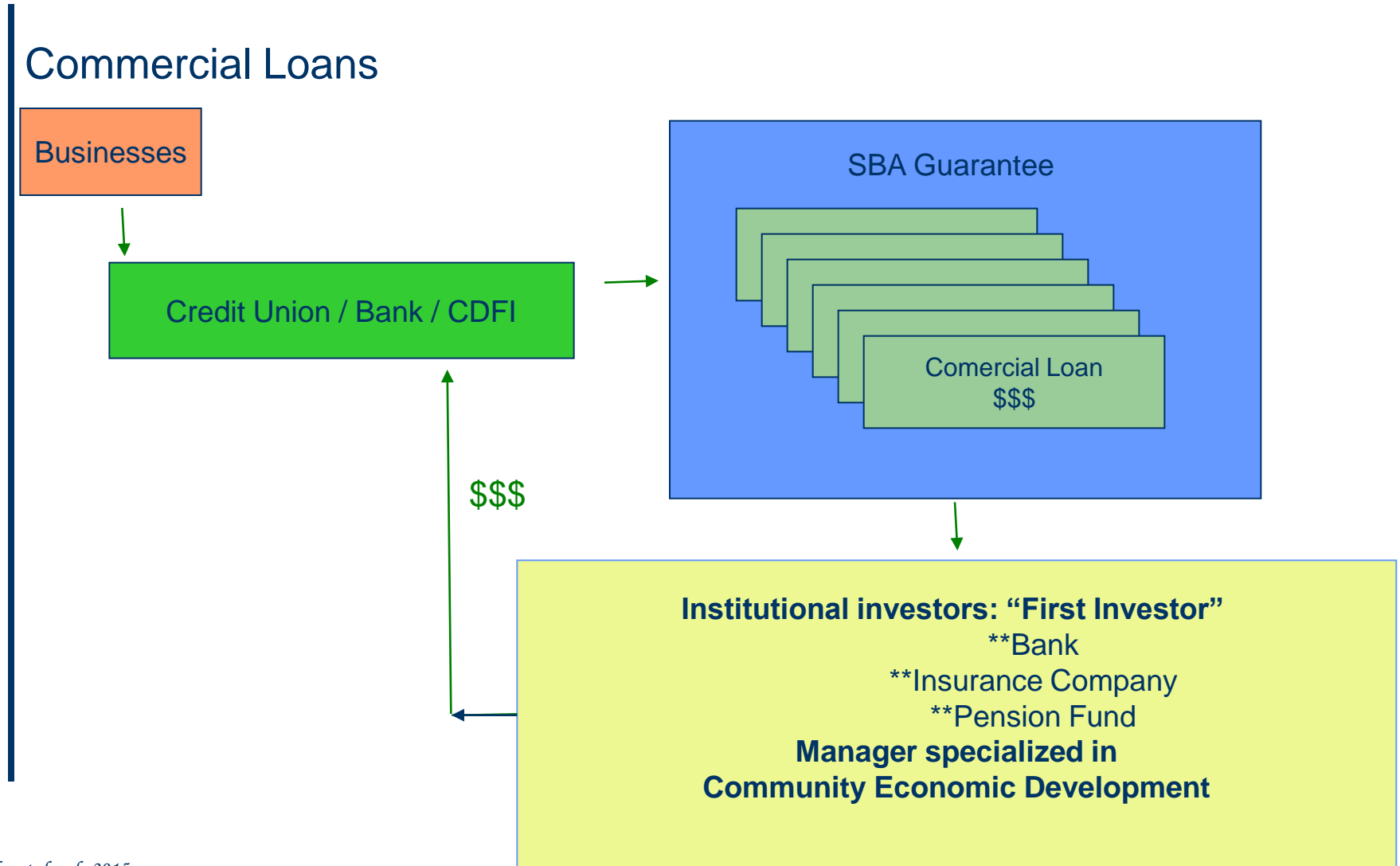
## Access to Capital: The “Debt” Continuum



## Access to Capital: The “Equity” Continuum

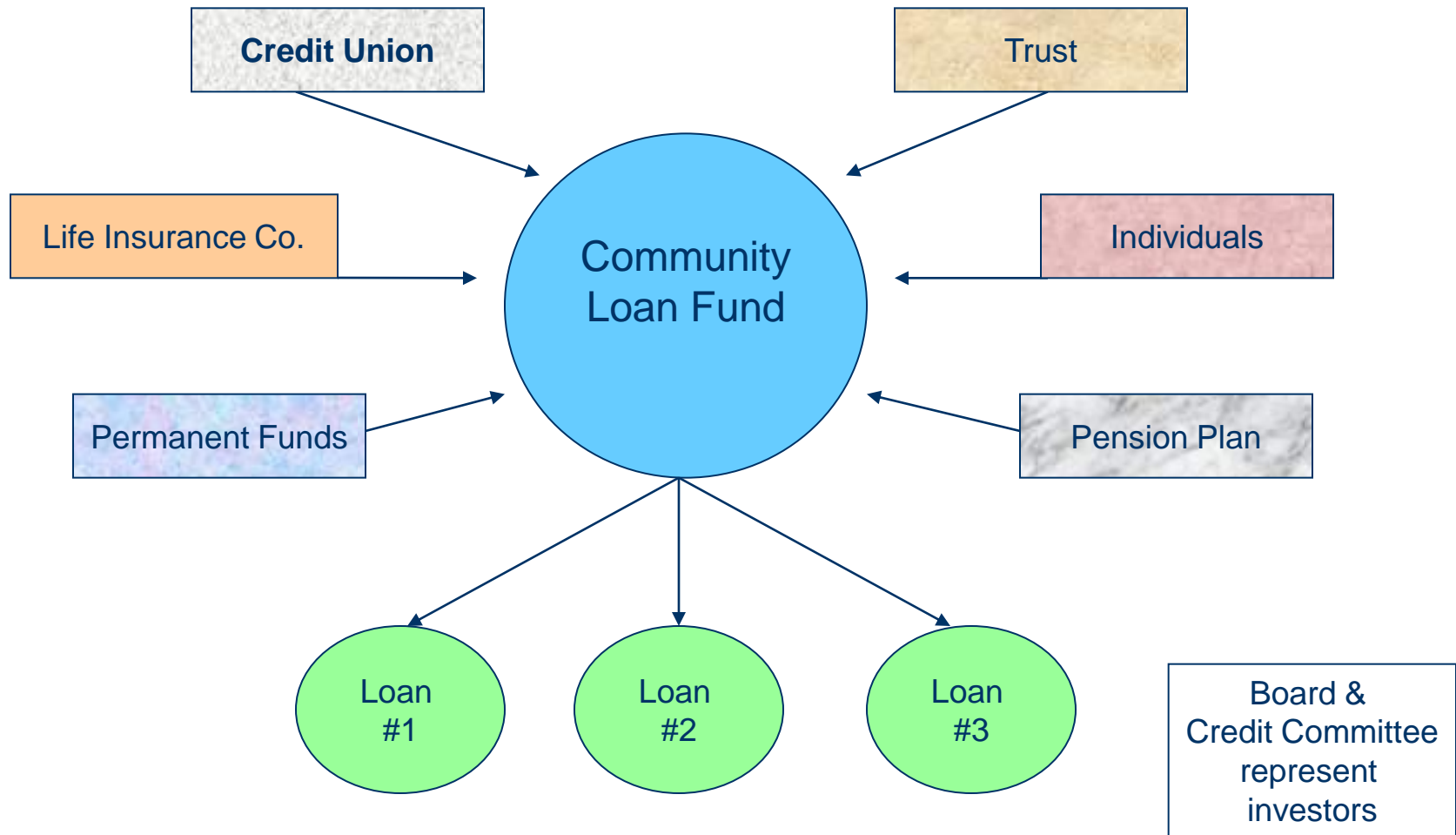


## Community Development Fixed Income





## Community Loan Funds



## Venture Capital/Private Equity

