



What if you could help save a historic building, support a community project and pay less in taxes?

HISTORIC TAX CREDITS

ART's CAFÉ CLASS C MEMBERSHIP



== OUR STORY ==



A collapsed building, rescued by a group of passionate citizens - this is the future home of Art's Café. Three floors, steeped in history, feature an arts workshop, performance venue, fully accessible green roof, artist residences, and an artisan bakery and café. Art's Café is about good, simple food - fresh produce grown by farmers we know; bread baked in the simplest of ways with the best possible ingredients.

**ART'S CAFÉ IS ABOUT A
GREAT CUP OF COFFEE AND
A GREAT COMMUNITY.**

5 EAST MAIN STREET, SPRINGVILLE, NY 14141

A COMMUNITY PROJECT



Originally spearheaded by the nonprofit Springville Center for the Arts, we are renovating a collapsed historic building and transforming it into a multi-use development centered around arts programming and a bakery-café.



Art's Café Community Owners, LLC ("ACCO") is a company organized in 2018 to facilitate the

completion of Art's Café. Forty-eight members of the community pooled their resources, raising an initial \$89,000, to accomplish renovations on the building. We are working in partnership with



the nonprofit and worker-owners.

ACCO is now offering three investment options to complete the project, with the goal of increasing the total investment to \$650,000:

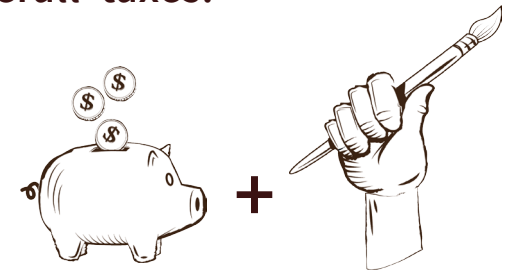
- **Class A Voting Membership** for community members who want to support the project.
- **A Convertible Bond** which pays 4.25% interest.
- **Class C Membership** appropriate for businesses or individuals who can utilize Historic Tax Credits to reduce their taxes.

Email ArtsCafeSpringville@gmail.com to find out if tax credits will work for you. Offering by prospectus only to New York State Residents. NY# R18-11298



A GREAT INVESTMENT

By investing in Art's Café you may be able to keep your tax dollars local and pay less in overall taxes.



EXAMPLE TAX CREDIT CALCULATION: Joint Income of \$77,401 -165,000 with no passive income sources

Total Investment	\$20,000
Twenty Units Federal Tax Credit Portion	\$11,858
Twenty Units State Tax Credit Portion	\$11,858
Minus 24% Income Tax on State Portion	(\$2,846)
Net Value of Tax Credits	\$20,870
Immediate Return on Investment	4.3%

INVEST IN MAIN STREET



We own this and maybe you should too. Art's Café was created by people who dared to think differently. In partnership with a team of worker-owners and a nonprofit arts organization, we're building a better kind of business and investing in small town revitalization.

Now, with Historic Tax Credits available to the project, you may be able to support the project and reduce your taxes.

This advertising is not an offering. No offering is made except by a prospectus filed with the Department of Law of the State of New York. The Attorney General of the State of New York has not passed on or endorsed the merits of this offering. Any representation to the contrary is unlawful. Offered to NY State residents only. NY# R18-11298

REQUEST A PROSPECTUS

Call: Seth Wochensky at (716) 592-9038

DPO.ArtsCafeSpringville.com

Art's Café Community Owners, LLC