



Community Development
Financial Institution

2013 ANNUAL REPORT

**“ WE CONSTANTLY SEEK
NEW OPPORTUNITIES
TO FUND IMPACTFUL
LOANS ADDRESSING
UNMET CREDIT NEEDS ”**

DEAR SHAREHOLDERS & FRIENDS

Clearinghouse CDFI reached a significant number of milestones in 2013. We surpassed \$1 billion in total cumulative lending and investments since inception. We opened two new regional offices in Oakland and Los Angeles. Clearinghouse CDFI was one of only four CDFIs selected to participate in the inaugural round of the CDFI Bond Guarantee Program, receiving an allocation of \$100 million. Finally, we recorded our fourteenth consecutive year of profitability while continuing to address unmet credit needs and improving the lives of low-income families in distressed communities.

Clearinghouse CDFI originated a record level of "Core" loans in 2013. We funded 57 loans totaling over \$70 million through our direct lending. Affordable housing, small businesses, community facilities, and major infrastructure projects are among the types of loans funded this year. New Markets Tax Credit financing remains an important resource for larger, more impactful projects. Examples include the electrification of Port Hueneme, which made the port more environmentally sound and preserved 500 jobs. Similarly, the Navajo Nation water treatment plant project will help bring clean, running water to a severely distressed community. In December 2013, we received an allocation of \$8 million of Nevada State New Markets Tax Credits which we will use to increase our effectiveness in Nevada.

Our success in the inaugural round of the CDFI Fund Bond Guarantee Program will provide a source of long-term fixed-rate debt. We expect to draw \$100 million over the next two years, providing a much-needed source to fund increased loan growth. Additional equity investments from both existing and new shareholders in 2013 will support our future growth.

Our history of strong earnings and financial performance continued in 2013 with a record pre-tax profit of over \$4.6 million. Parent company assets increased by 18% to \$161 million, and retained earnings increased by 21% over the previous year. For the ninth consecutive year we issued a dividend to all "Class A" shareholders, providing a consistent and reliable return on their equity investments.

We continue our focus on improving conditions in distressed communities, while maintaining a balance between risk and impact, and providing excellent customer service. We constantly seek new opportunities to fund impactful loans addressing unmet credit needs in our two-state service area. Thank you, again, for your continued support.



Douglas J. Bystry
President / CEO

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CLEARINGHOUSE CDFI

Clearinghouse CDFI provides economic opportunities and improves the quality of life for lower-income individuals and communities through innovative and affordable financing that is unavailable in the conventional market.



@cdfi



clearinghouse-cdfi



ClearinghouseCDFI





Since Inception

New Markets
Tax Credits
Pg. 6

\$432 MILLION

NMTC Allocation Deployed

Affordable
Housing
Pg. 8

5,000

Affordable Housing Units

Community
Development
Pg. 10

760,000

Individuals Served Annually

Economic
Opportunity
Pg. 12

10,800

Jobs Created

Financial
Achievements
Pg. 14

\$1 BILLION

Total Lending

Building
Healthy
Communities
Pg. 16

\$826,000

Charitable Contributions

Investors,
Boards, &
Committees
Pg. 18

14,440

Volunteer Hours

Financials
Pg. 22

\$161 MILLION

Current Total Assets

A photograph of the A.C.T. Strand Theater at night. The building is a three-story structure with a red facade and a flat roof. The upper two floors have large windows with vertical bars, some of which are illuminated from within. The ground floor has large glass windows and doors, showing the interior of the theater. A blue banner across the ground floor windows reads "ENDGAME AND PLAY" and "SEP 13 - OCT 7 2012 WINNER OF THE 2011 TONY AWARD". The theater is surrounded by other buildings and trees in the background.

A.C.T. STRAND THEATER

\$14.6 Million
San Francisco, CA

Performing Arts and
Education Center

American Conservatory Theater (A.C.T.) is a nonprofit theater company operating in San Francisco. A.C.T.'s performance, education, and outreach programs benefit over 250,000 people annually.

Clearinghouse CDFI provided \$14.6 million of NMTC allocation and \$2.4 million of Historic Tax Credits for this \$35.6 million project. A dilapidated and abandoned theater will be transformed into a vibrant performing arts and education center. Redevelopment will create 75 construction and permanent jobs. The new A.C.T. Theater will strengthen and inspire the diverse community in a severely distressed area of San Francisco.

250,000 Individuals Benefit Annually
from Theater Programs

NEW MARKETS TAX CREDITS



NTUA WASTEWATER TREATMENT FACILITY

\$4.8 Million - Navajo Nation

Affordable, Environmentally Sustainable Water for Low-Income Families

Navajo Tribal Utility Authority (NTUA) provides electricity, natural gas, water, wastewater treatment, renewable energy and telecommunications services to homes and businesses throughout the Navajo Nation.

Clearinghouse CDFI provided \$4.8 million of NMTC allocation to NTUA for this \$12.8 million project to develop a safe and efficient wastewater treatment facility. The new facility will provide affordable running water and sewer services to homes and new businesses on the reservation.



LA KRETZ INNOVATION CAMPUS

\$10 Million - Los Angeles, CA

Cleantech Industry Hub

La Kretz Innovation Campus will support clean technologies and a green economy.

Clearinghouse CDFI provided \$10 million of NMTC allocation for this \$43 million campus development project. The completed facility will feature a laboratory, a prototype manufacturing workshop, a green business incubator, and a workforce center to connect employers with employees. A new Arts District Park will also be constructed as part of the project.



PORT OF HUENEME

\$10 Million - Oxnard, CA

Port Modernization & Critical Emissions Reduction

The modernization of the Port of Hueneme retained \$7 billion in trade business and 500 livable wage jobs.

Clearinghouse CDFI provided \$10 million of NMTC allocation for this \$14.7 million project. Newly installed, shore-side electrical power will eliminate 230 tons of emissions annually from vessels docking at the port. Additionally, the Port will facilitate the distribution of 1.4 million pounds of fresh produce for a mobile pantry serving 45,000 low-income residents in surrounding food deserts.

BEFORE



AFTER



22 Single-Family Homes Sold to Low- & Moderate-Income Buyers

PURCHASE REHABILITATION RESALE PROGRAM

2013 Growth

Clearinghouse CDFI's Purchase / Rehab / Resale (PRR) program achieved record success in 2013. In partnership with the National Community Stabilization Trust and local real estate professionals, 22 foreclosed single-family homes were purchased, rehabilitated, and sold to low- and moderate-income homebuyers throughout California and Nevada.

2013 Joint Venture Partnerships

Clearinghouse CDFI, Affordable Housing Clearinghouse, and Mary Erickson Community Housing worked in partnership to make the dream of homeownership a reality for several low- and moderate-income homebuyers. The joint venture program also generated enough revenue for our nonprofit partners to purchase properties independently.

AFFORDABLE HOUSING



44 New, Affordable
Apartment Homes



ASPEN VILLAGE PARTNERS

\$2.8 Million - Sparks, NV

New Construction of Affordable Apartments

Northern Nevada Community Housing Resource Board (NNCHRB) creates affordable housing and provides community support services.

Clearinghouse CDFI provided a \$2.8 million loan to NNCHRB for the construction of this affordable apartment complex. Now open, Aspen Village offers 44 units of low-income housing, including nine "special needs" units. NNCHRB also provides community social services, financial classes, after school programs, and counseling services for Aspen Village residents.



BOULDER CITY HOSPITAL

\$5.4 Million
Boulder, NV

Health Services in a Low-
Income Community

Boulder City Hospital is a nonprofit, 64-bed facility that provides affordable emergency care, wellness programs, and inpatient, outpatient, and long-term care for the local community.

Clearinghouse CDFI provided \$5.4 million of this \$16.2 million project in partnership with two other CDFIs. Hospital rehabilitation and expansion will preserve local access to quality healthcare and create 60 permanent jobs. The new, sustainable facility will serve 200 additional patients and provide essential therapy and rehabilitation programs.

200 Additional Patients
Served Annually

COMMUNITY DEVELOPMENT



POMONA POLICE OFFICERS ASSOCIATION

\$217,000 - Pomona, CA

Community Safety and Support

The Pomona Police Officers Association (PPOA) is a nonprofit corporation serving the welfare of Pomona City Police Department officers. PPOA members regularly volunteer and donate to over 35 community organizations, including the Pomona Boys and Girls Club, Pomona High School, and Pomona Little League.

Clearinghouse CDFI provided an acquisition loan for PPOA to relocate their headquarters to a larger, permanent location.



EXPERTISE COSMETOLOGY INSTITUTE

\$234,300

Las Vegas, NV

Securing Jobs for
Cosmetology Graduates

Expertise Cosmetology Institute is the first African-American owned school of cosmetology in Las Vegas, Nevada. The school offers five full-time programs, including teacher training and a business training program for all students.

Clearinghouse CDFI provided acquisition financing for Expertise Cosmetology Institute to establish a full-service salon employing program graduates. The project will create five construction jobs and 30 full-time jobs.

30 New, Permanent, Full-Time
Jobs Created

ECONOMIC OPPORTUNITY



60,000 Low-Income Individuals Assisted Annually



COMMUNITY RESOURCE PROJECT, INC.

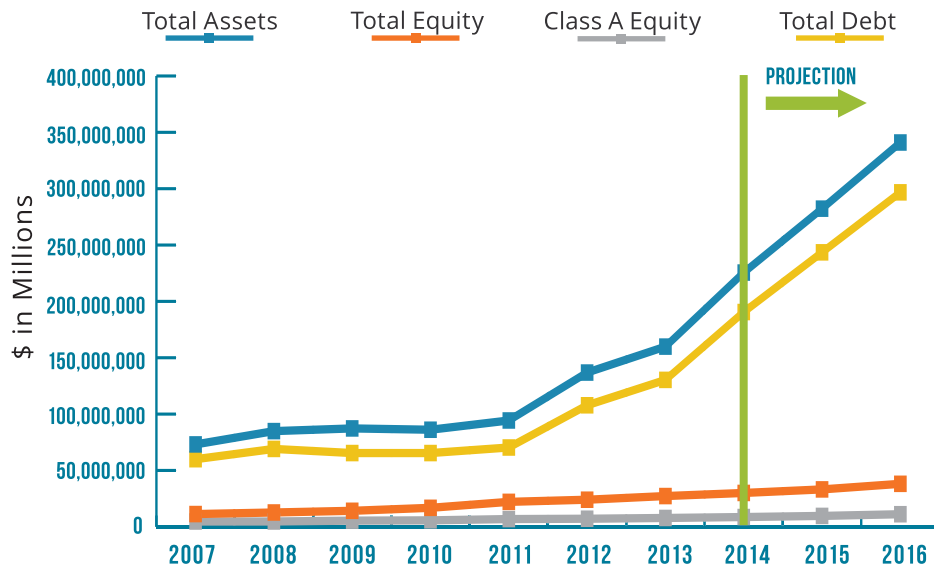
\$800,000 Loan + \$200,000 Grant - Sacramento, CA

Construction of a New Community Service Center in an Underserved Neighborhood

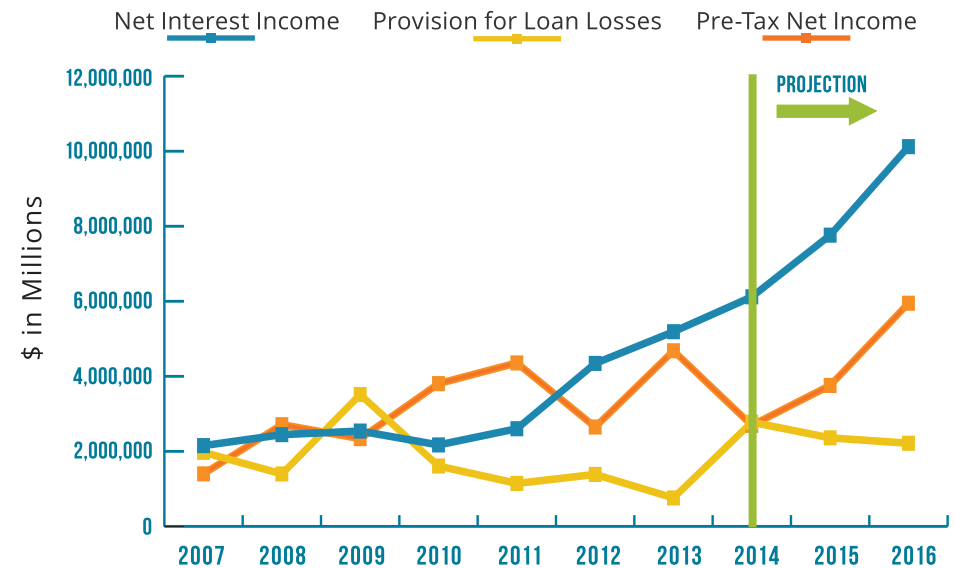
Community Resource Project, Inc. (CRPI) is a nonprofit organization that provides employment, training, educational, and social services.

Clearinghouse CDFI provided a \$1 million loan/grant package in partnership with the Sacramento Housing and Redevelopment Agency for the development of a community center. The new center will connect local residents with important social services for low-income families. These services include Women, Infants, and Children (WIC) and Home Energy Assistance Program (HEAP).

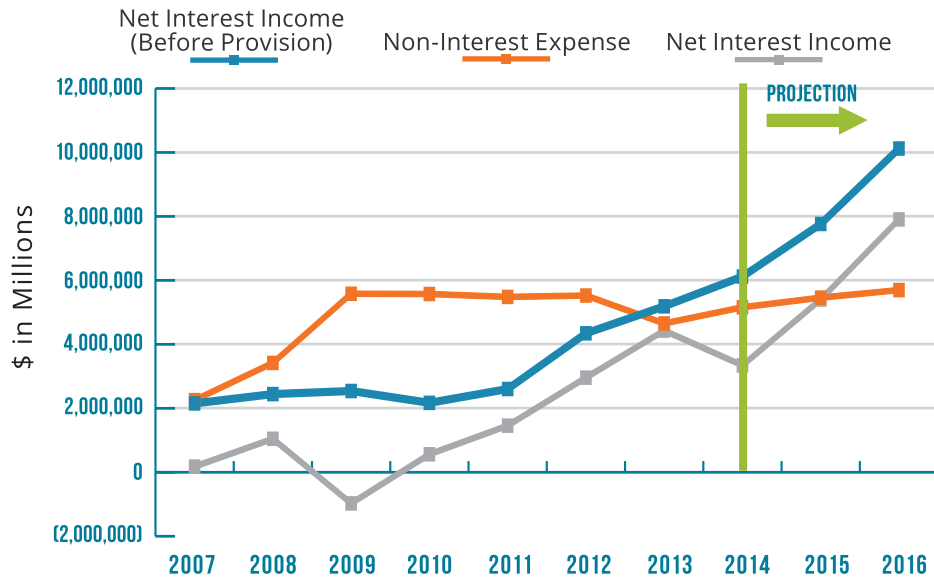
ASSETS - DEBT - EQUITY



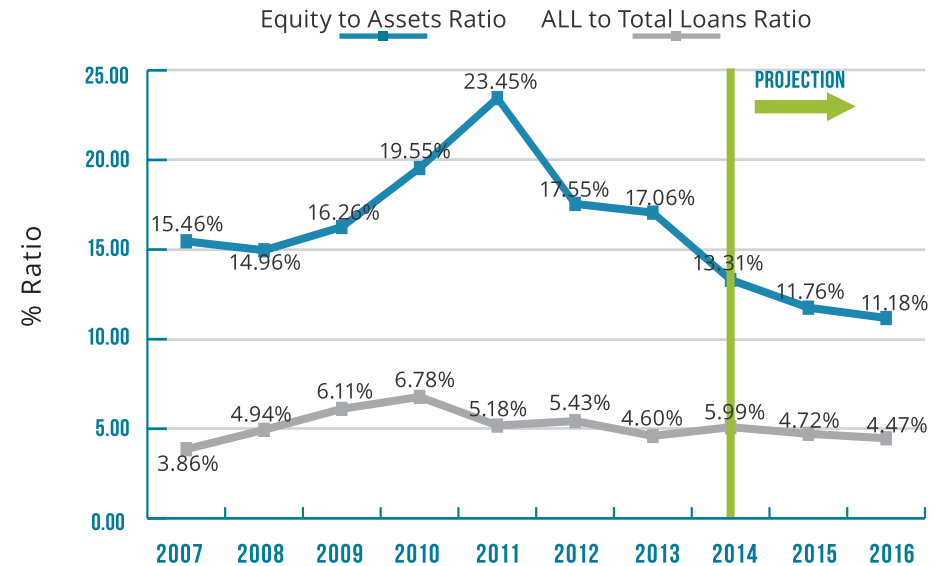
NET INTEREST INCOME, PRE-TAX INCOME



NET INTEREST INCOME VS. NON-INTEREST EXPENSE



KEY RATIOS



FINANCIAL ACHIEVEMENTS

CDFI FUND BOND GUARANTEE PROGRAM INAUGURAL ROUND - \$100 MILLION



Clearinghouse CDFI was one of four CDFIs in the nation selected in 2013 to participate in the inaugural round of the CDFI Fund Bond Guarantee Program. Enacted by the Small Business Jobs Act of 2010, the program provides eligible CDFIs with access to long-term capital. The CDFI Fund Bond Guarantee Program is a groundbreaking effort to expand community economic growth and development.

Clearinghouse CDFI anticipates using these funds to originate long-term, fixed-rate loans. These loans will better serve nonprofits, small businesses, community facilities, and other worthwhile projects in low-income and distressed communities.

Clearinghouse CDFI achieved record-high loan originations in 2012 and 2013. Access to \$100 million of long-term Bond Program financing will support a continued increase in lending over the next two years, generating greater community impact throughout California and Nevada.

THE GRAPHS TO THE LEFT REFLECT THE EFFECT OF OBTAINING THE \$100 MILLION LONG-TERM BOND PROGRAM FINANCING.

**\$1.3
MILLION**

2013 CDFI Financial
Assistance Award

**\$80
MILLION**

2013 New Markets
Tax Credit Allocation

**\$8
MILLION**

2013 Nevada State New
Markets Tax Credit Authority

**\$1
BILLION**

Total Loans Funded
Since Inception

2013 NONPROFIT CDFI CHALLENGE

Clearinghouse CDFI Gives Back

Furthering the Missions
of Impactful Nonprofits
throughout California

Clearinghouse CDFI launched the CDFI Challenge in 2013 to help California nonprofits share their stories online for an opportunity to win \$10,000. The public response was tremendous. During the three week public voting phase, over 30,000 votes were cast in support of these nonprofits.

The CDFI Challenge winner out of 100 entrants was **Food on Foot**. This Los Angeles-based nonprofit provides the poor and homeless community with healthy meals, clothing and job opportunities through a volunteer network. For over 18 years and 940 weekends, Food on Foot has never missed serving a meal.

Clearinghouse CDFI also donated an additional \$10,000 to further the missions of nine other CDFI Challenge finalists.



■ We're so grateful for people like you! Thank you, Clearinghouse CDFI, for your partnership in our ongoing mission to change the lives of homeless and poor by your \$10,000 donation to Food on Foot!



— Jay Goldinger,
Founder, Food on Foot

BUILDING HEALTHY COMMUNITIES



OCCHC/Stepping Up - Received \$25,000 in the 2013 Clearinghouse CDFI Grant Matching Challenge to raise \$50,000



Boys and Girls Club of Tustin - Received a \$5,000 sponsorship from Clearinghouse CDFI



Asian Business Association - 2013 Annual Meeting
\$1,000 grant recipient



Monarch School - Received a \$50,000 donation thanks to our generous 2013 sponsors: CapitalSource Bank, US Bank, Wells Fargo, First Bank, Opus Bank, & Wawanesa Insurance

CLASS A SHAREHOLDERS



CLASS C SHAREHOLDERS

CDFI Fund



NEW MARKETS TAX CREDIT INVESTORS



CRA INVESTMENT FUND



DEPOSITORS



Erich and
Hannah
Sachs
Foundation



OTHER INVESTORS / LENDERS



CLEARINGHOUSE CDFI BOARD OF DIRECTORS AND EXECUTIVE TEAM



Left to
Right

Douglas J. Bystry - Clearinghouse CDFI; Kristy Ollendorff - Clearinghouse CDFI; Ray Nayar - AOF/Pacific Affordable Housing Corp.; Jay Harrison - Clearinghouse CDFI; Susan Montoya, Treasurer - First Bank; Glen Pacheco; Pat Neal - Neal Estate, Inc.; Gary Dunn - Banc of California; Alva Diaz - Wells Fargo Bank; J. Chris Walsh - Sunwest Bank; Terrin Enssle - Stearns Lending, Inc.; Mark Rebal - California Republic Bank; David Levy, Secretary - Fair Housing Council of Orange County; Alan Orechwa - Clearinghouse CDFI

CLEARINGHOUSE CDFI WELCOMES NEW CHIEF FINANCIAL OFFICER, ALAN ORECHWA



Mr. Orechwa has over 30 years of experience in the financial industry. He has been actively involved in the growth and development of Clearinghouse CDFI and Clearinghouse NMTC since inception in 1996. Mr. Orechwa served on the Clearinghouse CDFI Board of Directors as Chairman through 2013, when he officially joined Clearinghouse CDFI in his current position as the Chief Financial Officer.

Mr. Orechwa has over 25 years of executive management experience with major financial institutions.

Most recently, Mr. Orechwa was the Chief Operating and Financial Officer of Junior Achievement of Southern California, Inc. (JASoCal). He was charged with turning the operation of JASoCal around following massive losses incurred in 2008. Before taking on this position, Alan served on the JASoCal Board of Directors for 17 years, and has since returned to the Board and its Executive Committee.

Mr. Orechwa earned his Bachelor of Science degree in Mathematics from the University of California, Davis. He completed additional studies in Accounting and Business at California State University in Sacramento. He is a member of the AICPA.

COMMUNITY / NEW MARKETS TAX CREDIT ADVISORY BOARD



Left to Right

Andrew P. Michael, Esq. - San Francisco Bay Area; Frank Hawkins, Jr. - Southern Nevada; Jay Harrison - Clearinghouse CDFI; Matthew Fleming - Northern Nevada; Stanley Tom - Central Valley; Tim Johnson - Sacramento-Northern California; David Levy - Board of Directors Liaison; Dr. Raymond Turner - Inland Empire; Alan Woo - Orange County; Mike McCraw - San Diego/Imperial County; Delores Brown - Los Angeles County; Douglas J. Bystry - Clearinghouse CDFI. **Not Pictured:** Chuck Prince - Nevada

ALCO COMMITTEE:

Terrin Enssle, Chair	Stearns Lending, Inc.
David Levy	Fair Housing Council of OC
Susan Montoya	First Bank
Alan Orechwa	Clearinghouse CDFI
Douglas J. Bystry	Clearinghouse CDFI

PURCHASE / REHAB / RESALE BOARD:

Susan Montoya, Chair	First Bank
Gary Dunn	Banc of California
Pat Neal	Neal Estate, Inc.
Toni Dwyer	Osher Lifelong Learning Institute
Elsa Monte	Pacific Western Bank
Kristy Ollendorff	Clearinghouse CDFI

LOAN COMMITTEE:

Glen Pacheco, Chair	Banc of California
Gary Dunn	Wolf & Company, Inc.
Wesley Wolf	Plaza Bank
Patricia Dixon	OCCHC Advisory Board
Melody Winter Head	Opus Bank
Bob Granfelt	US Bank
Waheed Karim	Sunwest Bank
Laura Green	Clearinghouse CDFI
Douglas J. Bystry	Clearinghouse CDFI
Alan Orechwa	

ASSET REVIEW COMMITTEE:

Glen Pacheco, Chair	Pacific Western Bank
Elsa Monte	JP Morgan Chase Bank
Sean Birney	First Bank
John Marder	Wells Fargo Bank
Lorena Mendez-Quezada	
David Sharp	CapitalSource Bank
Terrin Enssle	Stearns Lending, Inc.
Mark Rebal	California Republic Bank
Wilson Mach	First General Bank

CLEARINGHOUSE COMMUNITY DEVELOPMENT FINANCIAL INSTITUTION COMPANIES

CONSOLIDATED BALANCE SHEETS

DECEMBER 31, 2013 AND 2012

ASSETS

	2013	2012
Cash and cash equivalents	\$ 24,118,000	\$ 28,884,000
Certificates of deposit	1,019,000	1,010,000
Loans receivable, net	122,540,000	96,375,000
Accrued interest receivable	596,000	433,000
Other receivables and prepaid expenses	1,987,000	666,000
Due from related parties	1,818,000	976,000
Deferred taxes	3,832,000	3,535,000
Fixed assets, net	324,000	270,000
Other real estate owned	-	51,000
Investment in distressed single family properties	1,159,000	2,041,000
Investment in other companies	4,080,000	2,613,000

TOTAL ASSETS

\$ 161,473,000 \$ 136,854,000

LIABILITIES AND STOCKHOLDERS' EQUITY

LIABILITIES

Accounts payable and accrued expenses	\$ 3,082,000	\$ 4,567,000
Accrued interest payable	297,000	268,000
Lines of credit	8,100,000	6,450,000
Interest-bearing deposits	550,000	550,000
Non-interest-bearing deposits	1,450,000	2,050,000
Other notes payable	57,328,000	35,840,000
Federal Home Loan Bank of San Francisco advances	25,000,000	25,000,000
Notes payable, Class A stockholders	37,927,000	37,927,000
Due to related parties	149,000	178,000

TOTAL LIABILITIES

133,883,000 112,830,000

STOCKHOLDERS' EQUITY

Common stock, no par value		
Class A	7,834,000	7,153,000
Class C	3,580,000	3,580,000
Retained earnings	16,176,000	13,291,000

TOTAL STOCKHOLDERS' EQUITY

27,590,000 24,024,000

TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY

\$ 161,473,000 \$ 136,854,000

CONSOLIDATED STATEMENTS OF INCOME

FOR THE YEARS ENDED DECEMBER 31, 2013 AND 2012

	2013	2012
INTEREST INCOME		
Interest on loans receivable	\$ 7,619,000	\$ 6,532,000
Interest-bearing deposits	131,000	77,000
Total interest income	7,750,000	6,609,000
INTEREST EXPENSE		
Net interest income	(3,114,000)	(2,265,000)
	4,636,000	4,344,000
PROVISION FOR LOAN LOSSES		
Provision for loan losses	(745,000)	(1,385,000)
Net interest income after provision for loan losses	3,891,000	2,959,000
NON INTEREST INCOME		
Other loan fees	910,000	456,000
Grants and other income	48,000	296,000
Investment income	26,000	198,000
Income from investment in distressed single family properties	1,008,000	444,000
Management fees	2,632,000	2,902,000
Sponsor fees	1,049,000	461,000
Gain on sale of other real estate	11,000	-
Flow-through income from subsidiaries	296,000	458,000
Total non interest income	5,978,000	5,215,000
NON INTEREST EXPENSES		
Compensation and related benefits	3,328,000	3,176,000
Insurance	259,000	245,000
Professional fees	194,000	180,000
Depreciation	99,000	84,000
Rent	169,000	158,000
Charitable contributions	176,000	115,000
Historic tax credit investment amortization	-	396,000
Investment impairment	-	500,000
General and administrative	710,000	672,000
CRA Investment Fund II support	159,000	-
Write off expense	13,000	-
Total non interest expense	5,107,000	5,526,000
INCOME BEFORE PROVISION FOR INCOME TAXES	4,764,000	2,648,000
PROVISION FOR INCOME TAXES	(1,800,000)	(967,000)
NET INCOME	\$ 2,964,000	\$ 1,681,000

COMBINED BALANCE SHEET

December 31, 2013

ASSETS	CRA Fund	CRA Fund II	Combined Balance
Cash and cash equivalents	\$ 505,071	\$ 331,050	\$ 836,121
Restricted cash	197,817	74,191	272,008
Loans receivable, net	22,831,220	9,961,852	32,793,072
Accrued interest receivable	103,241	34,202	137,443
Due from Clearinghouse CDFI	2,487	-	2,487
TOTAL ASSETS	\$ 23,639,836	\$ 10,401,295	\$ 34,041,131
LIABILITIES AND MEMBERS' EQUITY			
Liabilities			
Due to Clearinghouse CDFI			
Management fee payable	\$ 77,066	\$ 135,197	\$ 212,263
Other payables	41,507	-	41,507
Total Liabilities	118,573	135,197	253,770
Members' equity	23,521,263	10,266,098	33,787,361
TOTAL LIABILITIES AND MEMBERS' EQUITY	\$ 23,639,836	\$ 10,401,295	\$ 34,041,131

CRA INVESTMENT FUNDS

Clearinghouse CDFI created two off balance sheet Investment Funds. These funds provide investors seeking CRA lending credit a high quality alternative to originating their own loans.

Neither fund has suffered a loan loss since inception. CRA Fund I has repaid \$14.5 million to investors as the underlying loans have paid down.

COMBINED STATEMENT OF OPERATIONS

For the Year Ended December 31, 2013

INTEREST INCOME	CRA Fund	CRA Fund II	Combined Balance
Interest income - loans receivable	\$ 1,835,292	\$ 314,783	\$ 2,150,075
NON-INTEREST INCOME			
Loan processing income	5,102	19,850	24,952
Investment capital income	-	158,544	158,544
Total non-interest income	5,102	178,394	183,496
EXPENSES			
Management fees	333,313	63,535	396,848
State franchise tax	6,800	4,200	11,000
Professional fees	-	1,120	1,120
Total expenses	340,113	68,855	408,968
NET INCOME	\$ 1,500,281	\$ 424,322	\$ 1,924,603

SELECTED FINANCIAL INFORMATION

NEW MARKETS TAX CREDITS

Clearinghouse CDFI is one of the premier providers of New Markets Tax Credits (NMTCs) in the nation. We have been participating in this federal program since its inaugural round in 2002, having deployed \$432 million of Qualified Equity Investments (QEIs) since that time.

2013 was an exciting year for Clearinghouse CDFI as we were awarded the largest federal NMTC allocation in the nation of \$80 million. We have committed \$34.4 million of that award to the State of Nevada. Additionally, we received an \$8 million allocation of Nevada's inaugural State NMTC Program.

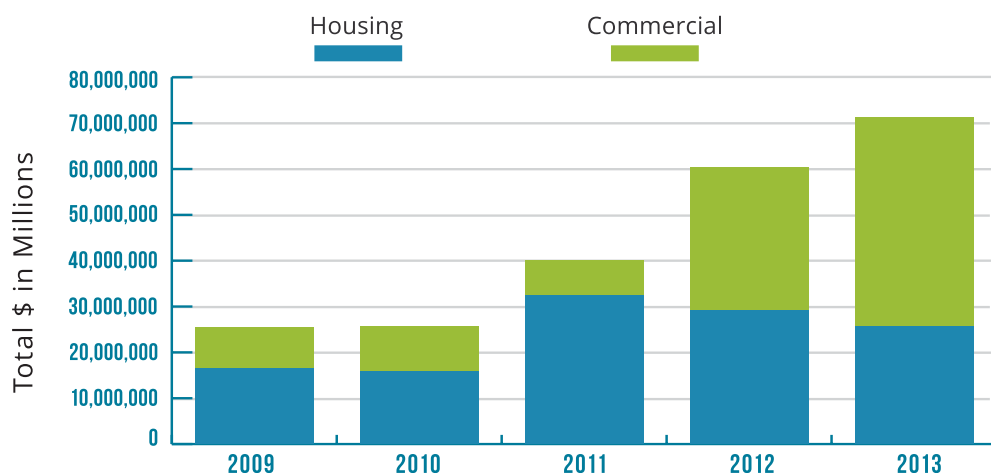
Clearinghouse CDFI has received the following NMTC Awards:

Allocation Year	QEI
2002	\$ 56,000,000
2005	75,000,000
2006	37,000,000
2008	90,000,000
2009	100,000,000
2010	35,000,000
2012	80,000,000
TOTAL	\$ 473,000,000

CORE LENDING

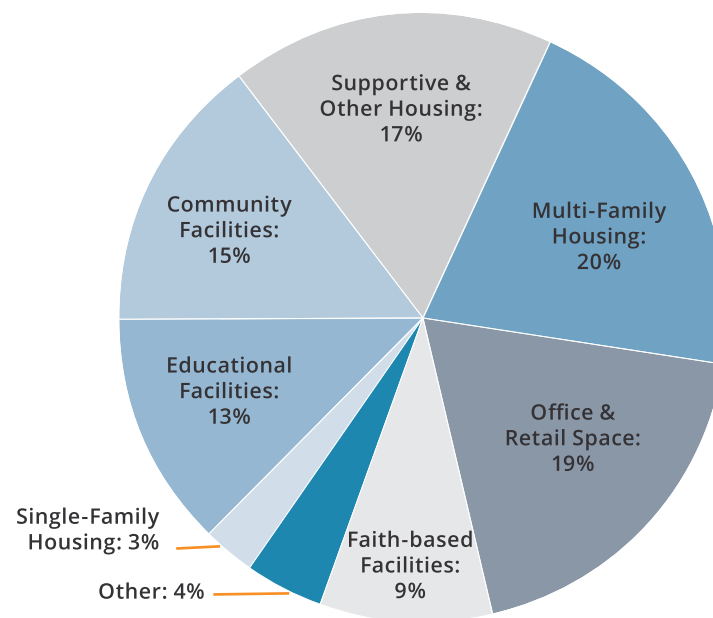
Clearinghouse CDFI Core Lending has tripled over the past five years. We have seen a measurable change in our lending categories, resulting in an increase in commercial lending.

CORE LENDING VOLUME



CORE LENDING PORTFOLIO

At December 31, 2013





BUILDING HEALTHY COMMUNITIES
CREATING FINANCIAL STRENGTH
PROVIDING INNOVATIVE SOLUTIONS
FUNDING DREAMS FOR TOMORROW



THANK YOU

AND BEST WISHES TO MELISSA DEMOTTE,
CLEARINGHOUSE CDFI CFO FOR OVER 15 YEARS!

A SPECIAL THANK YOU TO OUR
GRAND PLATINUM SPONSOR:



BANC OF CALIFORNIA



BANC Home Loans

CLEARINGHOUSE CDFI OFFICES

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www.clearinghousenmtc.com