



## ABBY SHAFER

Vice President, Affordable Asset  
Management & Operations  
13 Years of Experience

[ashafer@flco.com](mailto:ashafer@flco.com)

*“I believe Flaherty & Collins Properties Affordable Development Team continues to be a successful LIHTC developer because of our commitment to teamwork. We value the team’s success ahead of individual achievements. In the words of Vince Lombardi – Individual commitment to a group effort – that is what makes a team work, a company work, a society work, a civilization work.”*

### RESPONSIBILITIES

Abby works to bring in equity from the syndicators to pay developer fees, oversee draw requests, review monthly financials of all affordable properties, oversee the affordable A/P process, lead on permanent financing close, update lease-up schedules for credit delivery and adjusters, and review all management prepared budgets for affordable properties..

### EDUCATION

BS Accounting, Magna Cum Laude  
Indiana State University – Terre Haute, Indiana

### ACCREDITATIONS

American Institute of Certified Public Accountants  
– Member  
Indiana CPA Society – Member

### PERSONAL

Abby is married to her husband, Cory, and has two sons. She enjoys spending time with family and friends, traveling, attending concerts, and reading novels.

### PROFESSIONAL EXPERIENCE

Prior to joining Flaherty & Collins Properties, Abby worked in public accounting for 8 years. Abby has extensive experience in the real estate industry, with a focus in low income housing. Her specialties include Section 42 compliance issues such as first year credit calculations, recapture calculations, 8823 compliance issues and 15-year credit computations. Other expertise includes state credits, sales projections, and Year 15 dispositions.

Dauby, O’Connor & Zaleski – *Carmel, IN*  
*Tax Senior Manager*

Parsons, Cunningham & Shartle Engineers, Inc. –  
*Avon, IN*  
*Accounting Department Manager*

Greenwalt, Sponsel & Co., Inc. – *Indianapolis, IN*  
*Audit Staff*