

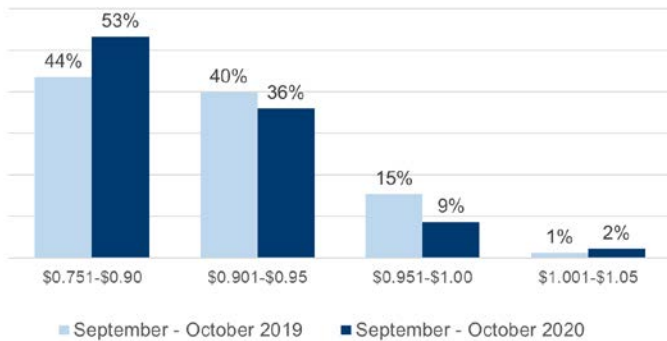
HOUSING TAX CREDIT MONITOR

November 2020

Housing Credit Investment Yield & Pricing Update

- On an equity-weighted basis, participants in our latest survey (September-October 2020) reported a **5.24%** blended IRR among the national multi-investor funds currently offered.
- The pricing update graph below represents the net equity price distribution of investments approved by the participating syndicators in the last 60 days. The median reported housing credit price in the last 60 days was **\$0.898 cents** across 139 properties, which is lower than the previous survey result of \$0.911 cents. The shift in pricing is starting to reflect the impact of COVID-19.
- The price distribution in 2020 compared to 2019 consistently indicates more deals now in the lower end of the pricing range.

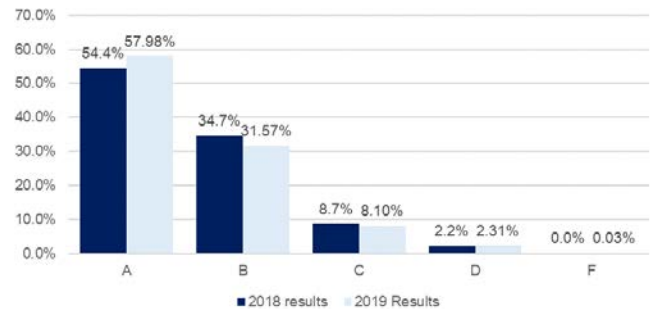
September - October LIHTC Pricing Distribution (Years 2019-2020)



Housing Credit Portfolio Performance

- Industry participants continued to monitor the impact the COVID-19 pandemic has had on rent collections. A majority of survey respondents reported a 92%-95% rent collection ratio across their existing housing credit portfolios.
- In the meantime, CohnReznick has completed an analysis of 2019 operating performance across nearly 10,000 housing credit properties. Our next formal nationwide survey (which typically consists of over 25,000 properties) will be conducted in mid-2021 to bring industry data current through 2020.
- Highlights of the 2019 results are as follows:
 - Nationwide median physical occupancy and economic occupancy continued to be strong at 97.5% and 96.7%, respectively.
 - Median debt coverage ratio was reported to be 1.41 in 2019, reaching 1.41, versus 1.40 in 2018.

National Risk Rating Distribution: 2019 vs. 2018



CURRENT NATIONAL MULTI-INVESTOR FUNDS

Syndicator / Fund Name	Estimated Fund Size (millions)	After-Tax Cash Needs IRR	Net Equity Price	Target Closing
Alliant Alliant Fund 104	\$150	5.15% - 6.4%	\$0.85 - \$0.94	December 2020
BFIM BFIM Fund 53	\$147.4	3.68% - 6.25%	\$0.86 - \$1.00	October 2020
BFIM BFIM Fund 54	\$140	TBD	TBD	February 2021
CREA CREA Corporate Tax Credit Fund 80	\$277.4	3.4% - 6.4%	TBD	December 2020
Enterprise Enterprise Housing Partners XXXIV	\$160	TBD	TBD	December 2020
Hunt Hunt Capital Partners Fund 41	\$130	TBD	TBD	March 2021
PNC PNC LIHTC Fund 79	\$145	4.2% - 6.25%	TBD	November 2020
R4 R4 Housing Partners XV	\$195	TBD	TBD	December 2020
Raymond James RJTCF 47	\$200	TBD	TBD	February 2021
RBC Community Investments RBC National Fund 31	\$125 - \$175	TBD	TBD	April 2021
Redstone Fund 84 Limited Partnership	\$150	TBD	TBD	March 2021
Regions Regions Corporate Partners Fund 57	\$110	4.75% - 6%	\$0.88 - \$0.92	April 2021
WNC WNC Institutional Tax Credit Fund 50	\$125	6% - 6.4%	\$0.88	TBD

- Incidences of underperformance (less than 90% occupancy, below breakeven operations, etc.) tracked in line with 2018 figures. The distribution of assets by the Affordable Housing Investors Council risk rating criteria showed 10.44% of properties on the watch list (risk rated "C", "D," or "F"). This represents a modest improvement from 2018.

CURRENT REGIONAL MULTI-INVESTOR FUNDS

Syndicator / Fund Name	Region	Estimated Fund Size (millions)	After-Tax Cash Needs IRR	Net Equity Price	Target Closing
Cinnaire Cinnaire Fund for Housing LP 35	MI, IN, IL, WI, MN	\$101.7	5% - 5.7%	\$0.85 - \$0.95	October 2020
CREA CREA Corporate Tax Credit Fund 84	CA	\$115	4.5% - 6.25%	TBD	March 2021
Merritt Fund XXI	CA	\$125	4.00%	TBD	December 2020
Merritt Fund XXII	CA	\$125	4% - 4.75%	TBD	March 2021
MHEG MHEG Fund 52, LP	Midwest	\$175	5.35%	TBD	November 2020
R4 R4 California Housing Partners VI	CA	\$95	TBD	TBD	December 2020
Raymond James CAHOF X	CA	\$120	TBD	TBD	February 2021
Redstone 2020 CA Regional Fund	CA	\$100	4.75% - 6%	TBD	November 2020
WNC Fund X CA Series 19	CA	\$75	6.00%	\$1.10	TBD

Note: All fund data was provided by fund sponsors and compiled by CohnReznick. Neither CohnReznick nor the Tax Credit Advisor takes responsibility for the accuracy of the data represented by the sponsors. If you would like a fund included in the next Housing Tax Credit Monitor, please contact TCIS@cohnreznick.com or 617.648.1414 to speak with a professional with CohnReznick's Tax Credit Investment Services practice. Visit CohnReznick's website at cohnreznick.com/tcis.