

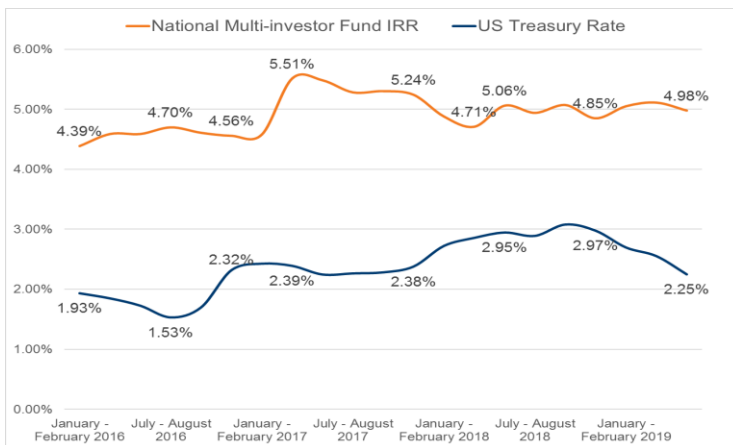
HOUSING TAX CREDIT MONITOR

July 2019

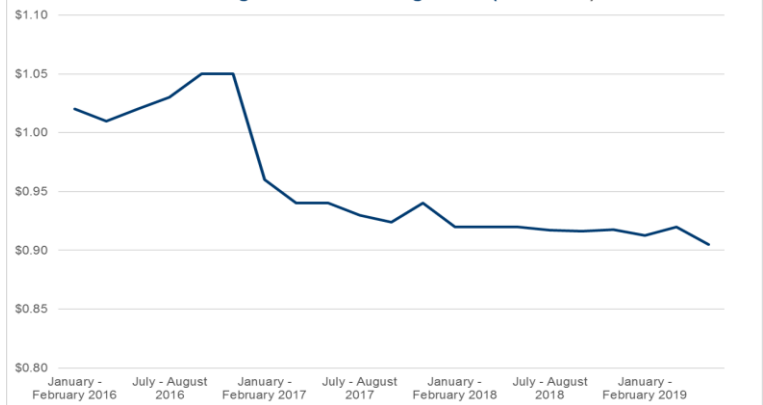
Housing Credit Pricing Update

- The pricing graph illustrates the trendline of lower-tier housing credit net equity price over the past three years.
- On a national basis, pricing stayed relatively steady at the low-90 cent range in the last 18 months.
- Survey respondents reported, on a national median basis, a net equity price of \$0.91 cents amongst 130 deals in January-February 2019.

Housing Credit Fund IRRs vs. Treasuries



Housing Tax Credit Pricing Trend (2016-2019)



- The graph to the left illustrates the equity-weighted average national multi-investor fund IRRs compared with the 10-year US Treasuries since 2016.
- While an imperfect measure, many institutional investors consider the spread of housing credit investments over the 10-year US Treasuries in establishing their investment parameters.
- As the first half of 2019 has witnessed falling Treasury rates, the spread of housing credit investments was approaching 300 basis points.
- Industry resources suggested that the Federal Reserve might cut rates, perhaps multiple times during the remainder of 2019. What do falling Treasury rates mean for housing credit fund investments? Historical experience would suggest that housing credit yields might also fall.

CURRENT NATIONAL MULTI-INVESTOR FUNDS

Syndicator / Fund Name	Estimated Fund Size (millions)	After-Tax Cash Needs IRR	Net Equity Price	Target Closing
Alliant Alliant Tax Credit Fund 94	\$150	4.25% - 6%	\$0.91	June 2019
Alliant Alliant Tax Credit Fund 96	\$140	4.25% - 6%	\$0.92	November 2019
BFIM BFIM Fund 51	\$150	4% - 5.75%	\$0.86 - \$0.93	August 2019
Boston Capital BCCTC Fund 47	\$147	3.05% - 5.75%	\$0.865 - \$1.00	July 2019
CREA CREA Corporate Tax Credit Fund 72, LLC	\$82.2	4% - 6%	TBD	July 2019
Enterprise Fund XXXI	\$180	TBD	TBD	September 2019
NDC NDC Corporate Equity Fund XV	\$85	4.50%	TBD	December 2019
PNC PNC LIHTC Fund 73	\$175	TBD	TBD	TBD
R4 R4 Housing Partners XI LP	\$200	TBD	TBD	July 2019
Raymond James RJTCF 45	\$200	TBD	TBD	July 2019
RedStone Fund 75 Limited Partnership	\$125	TBD	TBD	November 2019
Regions Regions Corporate Partners Fund 56	\$100	4.75% - 5.75%	\$0.86 - \$0.92	November 2019
WNC WNC Institutional Tax Credit Fund 47	\$130	5% - 6%	\$0.89	August 2019

CURRENT REGIONAL MULTI-INVESTOR FUNDS

Syndicator / Fund Name	Region	Estimated Fund Size (millions)	After-Tax Cash Needs IRR	Net Equity Price	Target Closing
BFIM BFIM California Fund	CA	\$60	4% - 4.75%	\$0.91 - \$0.96	August 2019
CAHEC CEF Fund XXIV	Southeast and mid-Atlantic US	\$150	4.60%	\$0.90	July 2019
Cinnaire Cinnaire Fund 34	MI, IN, WI, IL, MN	\$160	5% - 5.7%	\$0.876	July 2019
Cinnaire Mid-Atlantic Fund 5	DE, MD, PA, NJ	\$20	4.25%	\$0.925	October 2019
Enterprise CalGreen VI Fund	CA	\$80.6	TBD	TBD	August 2019
Merritt Fund XXI	CA	\$75	4.15% - 4.25%	TBD	October 2019
MHEG MHEG Fund 51	Midwest	\$200	5.25%	TBD	TBD
MHIC MHEF XXV	MA	\$65	4.50%	\$0.88 - \$0.98	August 2019
OCCH Fund XXIX	OH, KY, WV, TN	\$300	4.5% - 5.5%	\$0.86 - \$0.93	July 2019
R4 CA Fund V	CA	\$75	TBD	TBD	September 2019
RBC California Fund - 5	CA	\$75	4% - 5%	\$0.923 - \$1.00	August 2019
RedStone 2019 CA Regional Fund	CA	\$75	TBD	TBD	October 2019
WNC Fund X CA Series 17	CA	\$100	4.75%	\$0.94	August 2019

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.