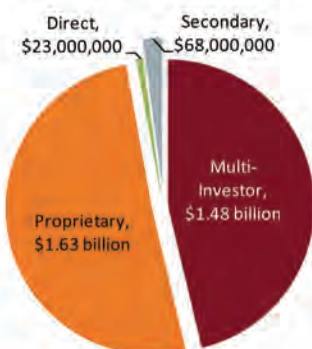


Mid-year 2013 Survey Shows Proprietary Funds on the Rise

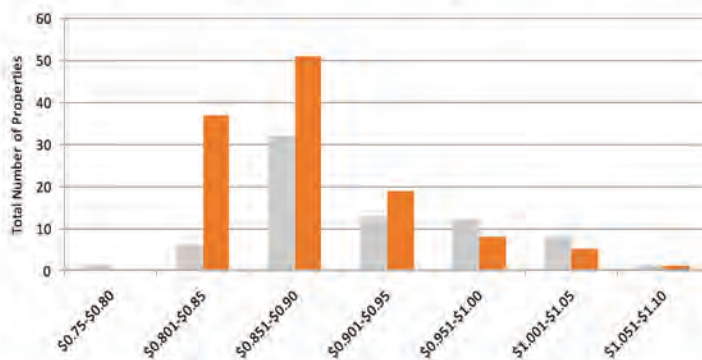
- Over the last five years housing credit equity volume has swung from a low of \$4.5 billion in 2009 to approximately \$10.5 billion in 2012. 2013 volume appears to be tracking 2012 levels.
- The top five banks continue to build market share as their CRA needs track growth in their deposit base. The largest banks are increasingly building market share by investing on a direct basis.
- Continued demand for high CRA-value projects suggest that

the pricing spread between projects in "CRA Hot" versus "CRA Not" locations is widening.

We received survey responses from 22 housing credit syndicators to help assess the total equity raised in the first half of 2013. Survey respondents reported \$3.27 billion of equity raised, which was comprised 45.3% of multi-investor, 49.8% proprietary, 0.7% direct and 2.1% secondary funds.



- The orange bars in the chart below represents the distribution of lower tier pricing data for property investments during the last 60 days and is based on more than 120 properties. The bars in gray represent data from July 2013 Housing Tax Credit Monitor based on approximately 70 properties.
- For surveyed property investments made in the last 60 days, 31% were priced below \$0.85 versus 9% in our last survey.
- However with average pricing around \$0.89 and most multi-investor funds projecting yields between 7% - 7.5%, syndicators are continuing to reduce their margins.



Current Multi-Investor Funds

National Funds

Syndicator/ Fund Name	Estimated Fund Size (in million)	Projected After-Tax Cash Needs IRR	Net Equity Price	Target Closing
Alliant Capital - Fund 74	\$150	7.40%	TBD	11/13
Boston Capital - Fund 38	\$183	7.25%	\$0.86	11/13
Boston Financial - Fund 40	\$110	7.50%	\$0.87	11/13
City Real Estate Advisors - Fund 36	\$130	7.60%	\$0.88	11/13
Enterprise Housing Partners - 24	\$144	TBD	TBD	8/13
First Sterling - Fund 53	\$100	7.50%	\$0.88	8/13
Michel Associates - Fund 22	\$50	7.83%	\$0.85	11/13
National Equity Fund - 2013	\$120	7.25%	\$0.87	10/13
R4 Housing Partners II	\$125	NA	NA	9/13
Raymond James - Fund 40	\$195	7.25%	\$0.87	9/13
RBC Capital Markets	\$103	7.00% - 7.25%	\$0.88	10/13
Red Stone Equity Partners - 2013	\$100	7.25% - 7.50%	\$0.89	8/13
Richman—Institutional Tax Credit Fund 96	\$150	7.25%	NA	Q4 2013
Stratford Capital Group - Fund XI	\$120	7.50%	\$0.86	10/13
WNC - Fund 38	\$151	7.25% - 7.45%	\$0.92	8/13

State / Regional Funds

Syndicator/ Fund Name	Regions	Estimated Fund Size (in million)	Projected After-Tax Cash Needs IRR	Net Equity Price	Target Closing
Great Lakes Capital Fund Fund 28	MI,IN,WI MN,IL,NY	\$100	7.50%	\$0.83	9/13
Mass. Housing Investment Corp MHE Fund XX	MA	\$42	6.50%	\$0.95	8/13
Midwest Housing Equity Group MHEG Fund 40	Midwest	\$150	7.25%	Mid \$0.80s	9/13
Ohio Capital Corporation for Housing Ohio Equity Fund - 23	OH, KY	\$196	7.00% - 7.25%	\$0.87	7/13
R4 Capital California Housing Partners	CA	\$50	NA	NA	10/13
Raymond James California Fund II	CA	\$60	5.50%	\$0.99	9/13
RBC Capital Markets California Fund - 3	CA	\$37	5.50%	\$1.04	8/13
Richman - USA California Fund	CA	\$40	5.75%	NA	NA
Virginia Community Development Corp. Fund 18	VA, WV, KY	\$40	7.25%	\$0.85	12/13

Equity-weighted Average	Net Equity Price	Projected After Tax IRR
All National Multi-Investor Funds	\$0.88	7.36%
All State / Regional Funds	\$0.88	6.86%