

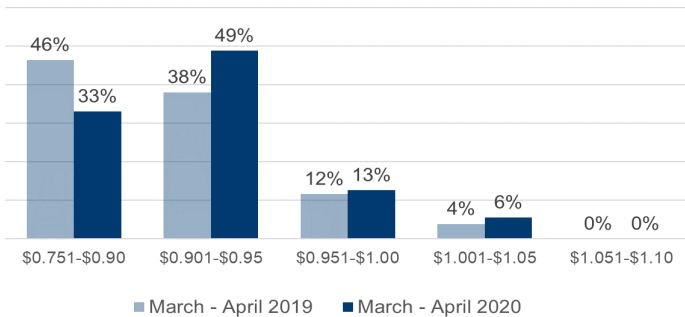
HOUSING TAX CREDIT MONITOR

May 2020

Housing Credit Investment Yield & Pricing Update

- On an equity-weighted basis, participants in our latest survey (March-April 2020) reported a **5.12%** 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 **\$0.915 cents** across 127 properties, which is generally consistent with the previous survey.
- The price distribution in 2020 compared to 2019 seems to see more deals in the \$0.901-\$0.95 cents range. The impact of tax reform has worn down, while the impact of COVID-19 hasn't been reflected just yet.

March-April LIHTC Pricing Distribution (Years 2019-2020)



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 102	\$150	4% - 6%	\$0.87 - \$0.97	July 2020
BFIM BFIM Fund 53	\$120	TBD	TBD	August 2020
Boston Capital BCCTC Fund 49	\$120	TBD	TBD	August 2020
CREA CREA Corporate Tax Credit Fund 79	\$182.5	4.5% - 6%	TBD	May 2020
CREA CREA Corporate Tax Credit Fund 80	\$190	4.5% - 6%	TBD	September 2020
Enterprise Enterprise Housing Partners XXXIII	\$200	TBD	TBD	July 2020
Hunt Hunt Capital Partners 37	\$125	TBD	TBD	May 2020
PNC PNC LIHTC Fund 76	\$200	3.5% - 6%	\$0.95 - \$0.988	May 2020
R4 R4 Housing Partners XIV LP	\$265	TBD	TBD	July 2020
Raymond James RJTCF 46	\$200	TBD	TBD	May 2020
RBC Community Investments RBC Tax Credit Equity Fund - 30	\$172	3.5% - 5.5%	\$0.85 - \$0.98	May 2020
Regions Regions Corporate Partners Fund 56	\$110	4.65% - 5.75%	\$0.88 - \$0.94	TBD
Richman U.S.A. Institutional Tax Credit Fund	\$130	4.5% - 6.2%	TBD	June 2020
WNC WNC Institutional Tax Credit Fund 49	\$120	6.00%	\$0.819 - \$0.96	TBD

COVID-19 Impact on Current Transactions

- In this month's survey, we asked respondents to quantify the potential impacts of COVID-19 on their current fund offerings.
- For funds originally scheduled to close in the second quarter of 2020, we inquired whether closing was now scheduled to occur on time; with minor (1-3 months) delay; or with major (3 or more months) delay. Seventy percent of respondents expected fund closing to occur with no delay, and the remaining 30% anticipated a minor 1-3 month delay.
- For pre-closing property investments, we inquired whether respondents were proceeding with business as usual or with additional protective clauses or cushions against potential delays. Sixty percent of respondents indicated that additional measures were being taken to protect against potential delays, while 40% were proceeding with business as usual.
- Finally, we inquired whether the current bidding for prospective projects in markets where construction is being impacted by COVID-19 reflected any pricing decrease. Seventy-one percent of respondents indicated no change in pricing to date, while 29% saw some impact. We did not inquire about the magnitude of impact, but it will likely begin to show itself in the pricing survey data in subsequent months.
- While it is not yet reflected in pricing, we have begun to see the impact of COVID-19 on how prospective transactions are being underwritten and how due diligence is conducted. Particular emphasis is being paid to the development team's policies and procedures in responsive to COVID-19, deal liquidity, and the guarantors' credit worthiness.

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 Northeast Regional Fund	Northeast	\$80	TBD	TBD	August 2020
CAHEC Community Equity Fund XXV	Southeast and mid-Atlantic US	\$150	4.75%	\$0.90	July 2020
Cinnaire Cinnaire Fund for Housing 35	MI, IN, IL, WI, MN	\$150	TBD	TBD	September 2020
Cinnaire Cinnaire Mid-Atlantic Capital Fund 5	DE, MD	\$16.7	TBD	TBD	September 2020
Enterprise CalGreen VII Fund	CA	\$85	TBD	TBD	August 2020
Merritt Fund XXI	CA	\$125	4.00%	TBD	May 2020
MHEG MHEG Fund 52	Midwest	\$200	TBD	TBD	October 2020
MHIC MHEF XXVI	Massachusetts	\$50	TBD	TBD	September 2020
OCCH Ohio Equity Fund for Housing XXX	OH, KY, WV, PA	\$280	4.25%	\$0.88 - \$0.96	June 2020
R4 R4 California Housing Partners VI	CA	\$75	TBD	TBD	September 2020
Raymond James CAHOF IX	CA	\$120	TBD	TBD	May 2020
RBC Community Investments RBC California Fund - 6	CA	\$69.5	4% - 4.75%	\$0.94 - \$1.05	June 2020
WNC WNC Fund 10 California Series 18	CA	\$88	4.75% - 5.45%	\$0.905 - \$0.96	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.