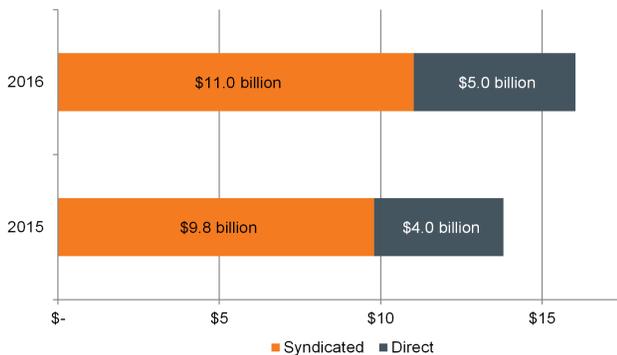


2016 Housing Credit Equity Volume Survey

- Based on data collected by CohnReznick from 36 active syndicators and direct investors, we estimate that investors collectively funneled approximately \$16 billion of equity into housing credit investments in 2016, making it a record volume year in the history of the housing credit program.

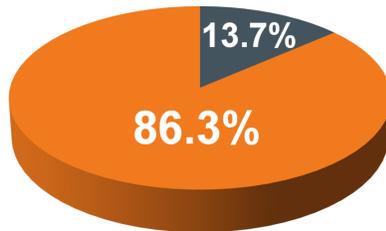
Total Equity Volume



- Total surveyed equity volume grew from \$13.8 billion in 2015 to \$16 billion in 2016, representing a 16% increase. In addition to historical pricing increase, this confirms our experience that most investors decided to honor their existing 2016 commitments despite the year-end disruption caused by the uncertainty surrounding the prospect of corporate tax reform.

- Of the \$16 billion total equity closed in 2016, 68.5% (\$11 billion) was syndicated and 31.5% (\$5 billion) was directly invested.

- In 2016, approximately 86.3% of the total surveyed equity was sourced from CRA-motivated investors, with the balance sourced from so-called economic investors.



■ Economic Investors

■ CRA-motivated Investors

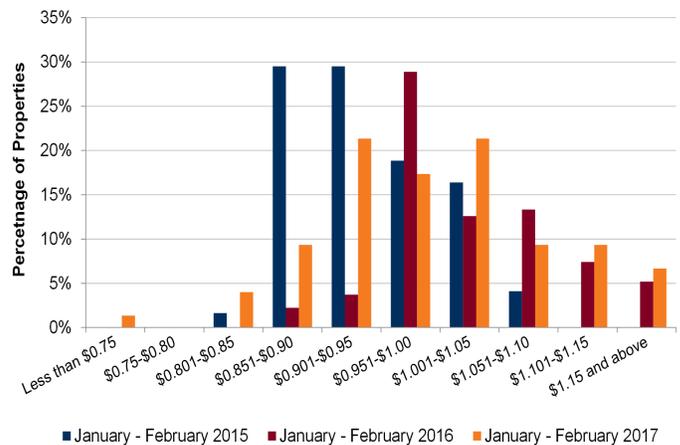
Current Multi-Investor Regional Funds

| Syndicator/ Fund Name | Region | Estimated Fund Size (millions) | After-Tax Cash Needs IRR | Net Equity Price | Target Closing |
|--|---|--------------------------------------|--------------------------------|---------------------|-------------------|
| Cinnaire Cinnaire Fund 32 | MI, IL, IN, WI, MN, NJ, DE, PA, MD, NY | \$110 | TBD | TBD | Q3 2017 |
| MHIC MHEF XXIII | MA, CT, RI | TBD | 4.00% | \$1.07 | June 2017 |
| R4 R4 California Housing Partners III | CA | \$72 | TBD | TBD | April 2017 |
| WNC WNC Institutional Tax Credit Fund X California Series 15 | CA | \$100 | 4.15% - 5.15% | \$1.09 | TBD |

- Given the uncertainty surrounding the prospect of corporate tax reform, some investors have advised us that while they continue to consider opportunities, they intend to take a "wait and see" approach to the first half of 2017 with respect to their housing credit investments. New fund offerings are generally expected to be delayed in 2017.
- Investors are showing different preferences when it comes to adjustor provisions. Yield expectations reflect a premium associated with uncertainty as well as interest rate considerations. The industry, as a whole, appears to be working collaboratively with a goal to effectively protect downside risks while getting deals done during uncertain times.

Housing Credit Pricing Update

- The median housing credit price reported by syndicators in the last 60 days is **\$0.96**. The following graph represents the distribution of lower tier pricing for participating syndicators in the last 60 days based on 75 properties, presented in comparison to survey data from the same period in 2015 and 2016.



Current Multi-Investor National Funds

| Syndicator/ Fund Name | Estimated Fund Size (millions) | After-Tax Cash Needs IRR | Net Equity Price | Target Closing |
|--|--------------------------------------|--------------------------------|---------------------|-------------------|
| Alliant Alliant Fund 89 | \$100 | 5.50% | \$1.00 | July 2017 |
| BFIM ITC 47 | \$100 | 5.00% - 5.50% | \$0.87 | May 2017 |
| Enterprise Enterprise Housing Partners XXIX | \$120 | TBD | TBD | June 2017 |
| PNC PNC Tax Credit Institutional Fund 65 | \$125 | TBD | TBD | June 2017 |
| Raymond James Raymond James Tax Credit Fund 44 | \$125 | TBD | TBD | June 2017 |
| RBC RBC Tax Credit Equity National Fund 25 | \$120 - \$200 | TBD | TBD | May 2017 |
| WNC Institutional TC Fund 43 | \$130 | 5.65% | TBD | Q2 2017 |

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 www.cohnreznick.com.