Housing credit pricing update

• On an equity-weighted average basis, participants in our latest survey (November-December 2019) reported a 4.91% 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 $0.92 cents across 138 properties, which is generally consistent with the previous survey.

• Though the median price remains consistent, the price distribution in 2019 seems to have shifted and is similar to the distribution in 2017, with more properties priced at $0.901-$0.95.

November-December LIHTC Pricing Distribution (Years 2017-2019)

Performance data through 2018 remains strong

• CohnReznick recently released its latest performance study of the low-income housing tax credit program, "Housing Tax Credit Investment: Investment and Operational Performance," which contains data from nearly every active syndicator and the largest direct investors, encompassing more than 21,000 properties.

• The demand for affordable housing remains strong, evidenced by the 97.8% median physical occupancy rate among housing credit properties in 2018.

• Housing credit properties reported, on a median basis, a 1.40 debt coverage ratio (DCR), and more than $70 per unit per annum net cash flow; both are high-water marks since CohnReznick has been collecting data.

• Current data show just a 0.65% cumulative foreclosure rate since the inception of the housing credit program, which is very favorable compared to other classes of real estate.

• CohnReznick has made performance data available online via the Affordable Housing Portfolio Performance Indicator (PPI).

• The PPI also includes a searchable operating expense database, where users can drill down into audited operating expense data for housing credit properties by county and by line item.

• Visit: cohnreznick.com/insights/porfolio-performance-indicator

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 TCI@cohnreznick.com or 517.694.1414 to speak with a professional with CohnReznick's Tax Credit Investment Services practice. Visit CohnReznick's website at cohnreznick.com.