

Boulder Housing Partners

SCHEDULE OF REAL ESTATE HOLDINGS

**** New property without Debt service history

Data current as of: 03/2020

	Borrower/ Location (City/State)	Boulder, Colorado	# UNITS	Year Acquired	Year Completed	Substantial Renovation	Developed/ Acquired	Property Type	% Own	% Res. Occupied	2019 Annual NOI	Annual Must Pay Debt Serv	DSC	Net Cash Flow	Income (1) Approach Valuation	Total Must Pay Loan(s) Balance	Total Cash Flow Only Debt Bal	1st Mtg Lender	Int. Rate
PUBLIC HOUSING																			
ph1ac	Arapahoe Court	951, 953 Arapahoe	14	1976	1955/1962	0	Acquired	Public Housing	100%	93%	-\$46,198	\$0	n/a	(46,198)	(769,967)	\$ -			0.00%
ph1md	Madison	1130, 1150, 1170, 1190 35th St.	33	1971	1971	0	Developed	Public Housing	100%	100%	-\$75,834	\$0	n/a	(75,834)	(1,263,900)	\$ -			0.00%
Combined Loan (1) Loan is cross collateralized with the following 4 properties																			
wfdr	Dakota Ridge	4912-4978 10th St.	13	1998	2000	0	Acquired	Workforce	100%	100%	\$165,310	\$97,769	1.69	67,541	2,755,167	\$1,211,907		1st Bk of Boulder	3.50%
wfsp	Sanitas Place	3640 Broadway	12	2000	1962	0	Acquired	Workforce	100%	100%	\$72,355	\$36,276	1.99	36,079	1,205,917	\$450,401		1st Bk of Boulder	3.50%
wfac	Arapahoe East	4610 Arapahoe	11	2000	1984	0	Acquired	Workforce	100%	96%	\$63,466	\$19,244	3.30	44,222	1,057,767	\$237,590		1st Bk of Boulder	3.50%
wftp	Twin Pines	1700 22nd St.	22	2001	1972	2013	Acquired	Workforce	100%	100%	\$146,526	\$67,907	2.16	78,619	2,442,100	\$842,431		1st Bk of Boulder	3.50%
Combined Loan (2) Loan is cross collateralized with the following 4 properties																			
wfhp	Hayden Place	Place	24	2002	2004?	0	Acquired	Workforce	100%	96%	\$127,975	\$80,020	1.60	47,955	2,132,917	\$1,167,529		1st Bk of Boulder	3.50%
wfwa	Whittier Apartments	1940 Walnut St.	10	2005	2005	2013	Acquired	Workforce	100%	99%	\$63,187	\$26,256	2.41	36,931	1,053,117	\$384,486		1st Bk of Boulder	3.50%
wf101	101 Pearl St & Cornell House	101 Pearl St.	5	1971	1957/1962	0	Acquired	Workforce	100%	100%	\$74,284	\$39,426	1.88	34,858	1,238,067	\$446,327		1st Bk of Boulder	3.50%
wfwl	Woodlands	26th and Mapleton	35	1994	1994	2013	Developed	Workforce	100%	99%	\$210,901	\$180,985	1.17	29,916	3,515,017	2,674,321		1st Bk of Boulder	3.50%
Other Properties and Loans																			
wfbk	Bridgewalk	602-698 Walden Circle	123	2011	1986	2010	Developed	Workforce	100%	93%	\$1,738,915	\$1,226,210	1.42	512,705	28,981,917	\$22,634,310		FirstBank	3.86%
wftl	Tantra Lakes	1000 West Moorhead Circle	185	2017	0	0	Acquired	Workforce	100%	100%	\$1,523,871	\$1,469,503	1.04	54,368	25,397,850	\$28,512,353		FirstBank	3.42%
wfhp2	Hayden Place 2	3680 Hayden Place	6	2016	0	0	Acquired	Workforce	100%	100%	\$50,882	\$35,551	1.43	15,331	848,033	\$565,568		1st Bk of Boulder	4.20%
wfnt	Midtown	837 20th St.	13	1995	1954	0	Acquired	Workforce	100%	100%	\$56,634	\$0	n/a	56,634	943,900	n/a			
wfvi	Vistoso	54th and Mowhawk	15	2005	2005	0	Acquired	Workforce	0%	99%	\$30,254	\$38,361	0.79	(8,107)	504,233	\$582,216		ANB Bank	
wfth	Foothills	7th and Cherry	74	1999	2001	2014	Developed	Workforce	100%	98%	\$512,263	\$367,442	1.39	144,821	8,537,717	\$6,044,647		1st Bk of Boulder	3.25%
wfca	Casey	2453 Broadway	6	2017	0	0	Acquired	Workforce	100%	100%	\$71,941	\$51,927	n/a			\$1,086,478			
wfcd	Cedar	1240 Cedar	13	2017	0	0	Acquired	Workforce	100%	100%	\$127,827	\$66,089	n/a			\$1,292,385			
wf37	Twenty37 Walnut	2037 Walnut	26	2018	0	2015	Acquired	Workforce	100%	100%	\$663,709	n/a	n/a			n/a			
wfff	Trout Farms	2727 Folsom	31	2019	0	0	Acquired	Workforce	100%	100%	\$408,747	\$133,300	3.07	275,447	6,812,450	\$41,690,889			
tcbe	Broadway East	3110 - 3160 Broadway	44	2007	1983	0	Developed	Workforce	0.01%	100%	\$183,249	\$86,984	2.11	96,265	3,054,150	\$1,665,000		Bonds - US Bank LO	3.79%
Other Properties																			
land	Poplar Land	1606 Poplar	0	0	0	0	Vacant	land	100%	n/a	n/a	n/a	n/a	0	0	\$0			
land	Orchard Grove Land	3003 Valmont Rd	0	0	0	0	Vacant	land	100%	100%	n/a	n/a	n/a	0	0	\$0			
z4800	BHP Offices	4800 N. Broadway	0	2003	2003	0	Developed	office building	100%	100%	n/a	n/a	n/a	0	0	\$0			
land	Rt 36 Triangle Land	Prop north of 4760 28th St	0	0	0	0	Vacant	land	100%	n/a	n/a	n/a	n/a	0	0	\$0			
land	Wallace/Valmont Land	27th and Valmont	0	0	0	0	Vacant	land	100%	n/a	n/a	n/a	n/a	0	0	\$0			
Other	Mount Calvary		0					Church		n/a	n/a	n/a	n/a	0	0				
LIHTC Properties																			
tcpc	Canyon Pointe	700 Walnut	82	1979	2020	2020		Sect 8	100%	97%	\$319,141	\$0	n/a	319,141	5,319,017	\$0		1st Bk of Boulder	
tcgw	Glen Willow	301, 303, 311, 313, 333 Pearl St.	34	1986	2020	2020		Sect 8	100%	97%	\$192,788	\$0	n/a	192,788	3,213,133	\$0		1st Bk of Boulder	
tcbw	Broadway West	3120 Broadway	26	2008	2010	0	Developed	LIHTC	0.01%	100%	\$104,447	\$64,165	1.63	40,282	1,740,783	\$855,028	\$2,388,973	1st Bank of Boulder	7.10%
tchm	High Mar	4990 Moorhead Ave	59	1993	2014	0	Developed	LIHTC	0.01%	99%	\$289,828	\$229,791	1.26	60,037	4,830,467	\$3,439,748	\$3,568,548	Wells Fargo	4.05%
tcho	Holiday	scattered site	49	1997	2005-2011	0	Developed	LIHTC	0.01%	99%	\$210,182	\$160,480	1.31	49,702	3,503,033	\$1,729,715	\$350,000	1st Bank of Boulder	6.00%
telh	Lee Hill	1175 Lee Hill Dr.	31	2009	2014	0	Developed	LIHTC	0.01%	99%	\$67,832	n/a	n/a	67,832	1,130,533	n/a	\$3,021,115	N/A	N/A
tcpp	Palo Park	4525 Palo Parkway	35	2015	2018	0	Developed	LIHTC	0.01%	99%	\$174,990	\$143,558	1.22	31,432	2,916,500	\$2,490,548	\$3,140,192	n/a	n/a
tcrop	Red Oak Park	27th and Valmont	59	1997	2011	0	Developed	LIHTC	0.01%	99%	\$326,820	\$255,715	1.28	71,105	5,447,000	\$2,668,021	\$825,386	Key Bank	6.58%
tcwv	WestView	4600 Broadway St.	34	2012	2012	0	Acquired	LIHTC	0.01%	100%	\$257,993	\$197,674	1.31	60,319	4,299,883	\$2,623,983	\$1,568,813	1st Bank of Boulder	4.85%
bedc	Boulder Communities - Diagonal Court	3265, 3267, 3269, 3271, 3273 30th St.	30	1981	1983	2016	Developed	LIHTC	0.01%	97%	\$56,148	\$153,432	0.37	(97,284)	935,800	\$3,665,977	\$5,057,833	FirstBank	
bcih	Boulder Communities - Iris Hawthorne	1650-1655 Iris & 1620-1694 Hawthorn	14	1971	1971	2016	Developed	LIHTC	0.01%	91%	\$86,565	\$50,957	1.70	35,608	1,442,750	\$985,148	\$3,614,099	FirstBank	
beka	Boulder Communities - Kalmia	Court	49	1970	1972	2016	Developed	LIHTC	0.01%	96%	\$417,164	\$137,937	3.02	279,227	6,952,733	\$4,582,225	\$9,711,151	FirstBank	
bemn	Boulder Communities - Manhattan	660, 662, 664, 666, 668, 690 Manhattan	41	1971	1972	2016	Developed	LIHTC	0.01%	98%	\$50,391	\$190,524	0.26	(140,133)	839,850	\$2,428,517	\$6,815,005	FirstBank	
bcnp	Boulder Communities - NorthPort	1133 Portland Place	50	1971	1975	2016	Developed	LIHTC	0.01%	96%	\$18,170	\$170,142	0.11	(151,972)	302,833	\$568,779	\$6,035,141	FirstBank	
bcwp	Boulder Communities - Walnut Place	1940 Walnut St.	95	1970	1972	2016	Developed	LIHTC	0.01%	100%	\$578,835	\$111,961	5.17	466,874	9,647,250	\$1,394,483	\$12,197,035	FirstBank	
TOTAL			1403								9,321,558	5,889,586	1.58	3,431,972	93,215,580	138,921,010	92,217,980		