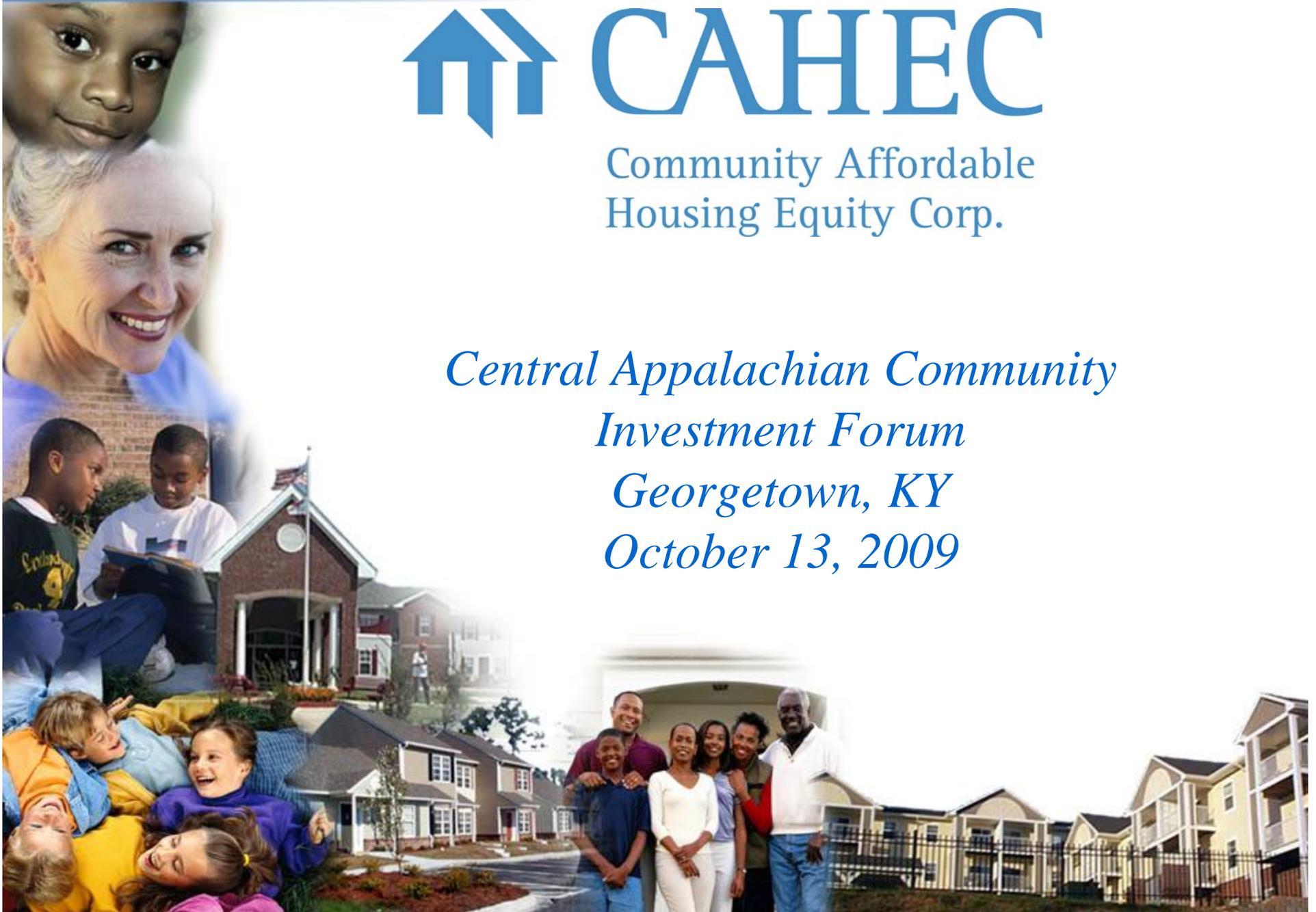




CAHEC

Community Affordable
Housing Equity Corp.

*Central Appalachian Community
Investment Forum
Georgetown, KY
October 13, 2009*



Meeting Agenda

Who is CAHEC?

How does our Appalachia portfolio perform?

What opportunities exist for member banks?

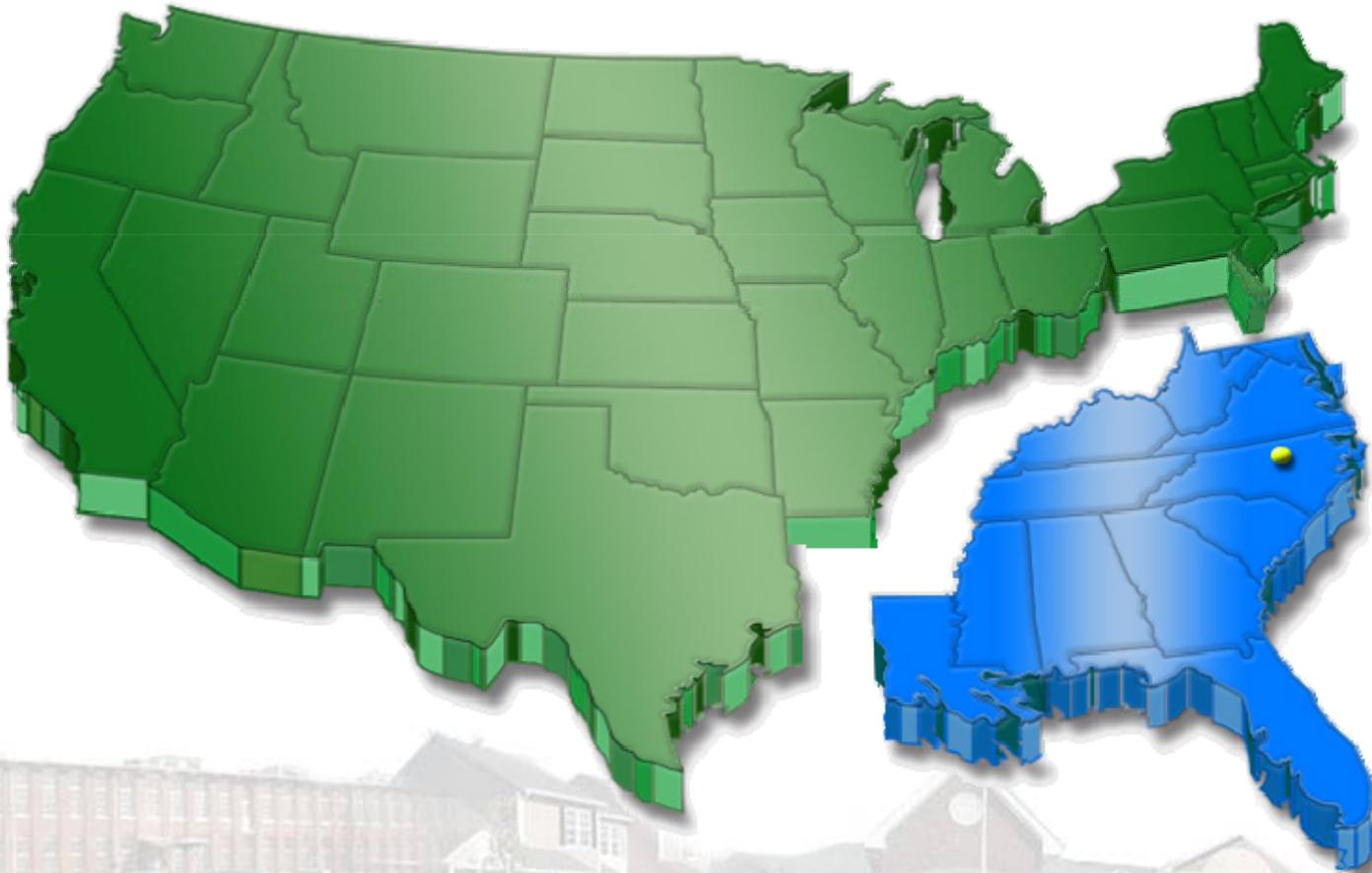


Who is CAHEC?

- Created in 1992 as a 501 (c)(3) nonprofit corporation
- Mission
 - raise and invest equity capital in qualified low-income housing and other tax credit products
 - provide capital through a series of Community Investments that (i) empower residents, (ii) promote the development of affordable rental and ownership housing, and (iii) foster sustainability within the communities we serve



Who is CAHEC?



Who is CAHEC?

- Competitive Advantage for Investors
 - Community Investment
 - Fund asset-type
 - Asset and Compliance Management oversight

- Competitive Advantage for Developers
 - Community Investment
 - Non-urban experience
 - Average investment of under \$3M in net equity



Portfolio Overview

(9/30/09)

- 23 LIHTC and 11 historic tax credit funds
- eight states (GA, NC, SC, TN, VA, WV, KY, and MD)
- 277 assets
- 11,975 residential and 58 commercial units
- \$806 million subscribed for all CAHEC sponsored funds
- no incidence of recapture or foreclosure



Meeting Agenda

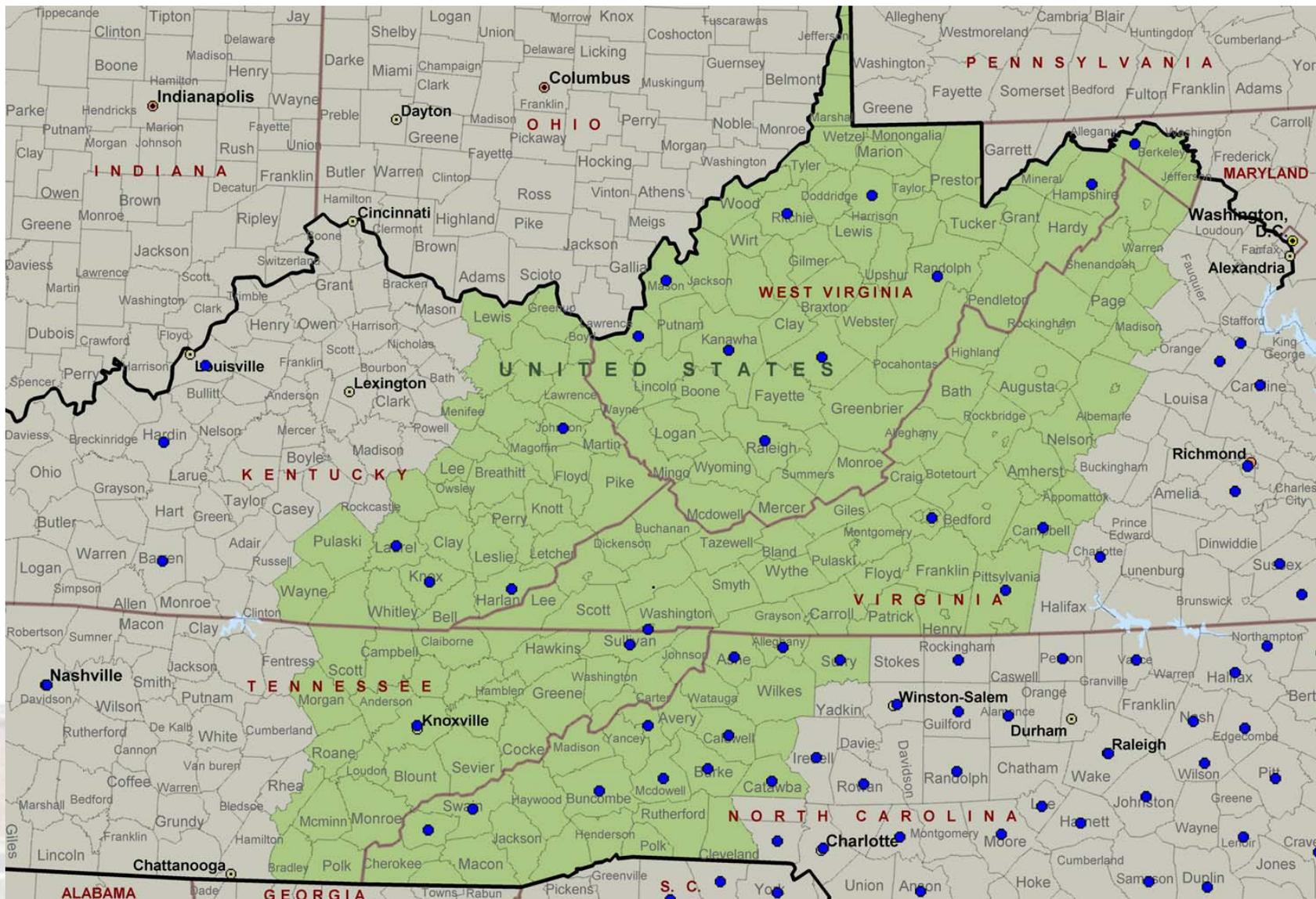
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CAHEC Appalachia Portfolio



Operating Statistics (9/30/09) – Appalachia Portfolio vs. CAHEC Portfolio

Portfolio Overview	CAHEC	Appalachia*
States in Footprint	11	5
States with Committed Properties	8	4
Properties	277	59
Units	11,975	2,876
Average Units Per Property	43	49
Capital Under Management	\$805,739,694	\$163,572,308

*Includes West Virginia, eastern Kentucky, eastern Tennessee, western Virginia and western North Carolina



Operating Statistics – Appalachia Portfolio vs. CAHEC Portfolio

Property Types	CAHEC	Appalachia
New Construction	132 / 48%	47 / 80%
Acquisition / Rehab	98 / 35%	6 / 10%
Adaptive Reuse (includes non-LIHTC)	47 / 17%	6 / 10%
Family	176 / 64%	47 / 61%
Elderly	87 / 31%	10 / 34%
Other (Special Needs)	5 / 2%	1 / 2%
Non-LIHTC (historic only)	9 / 3%	1 / 3%



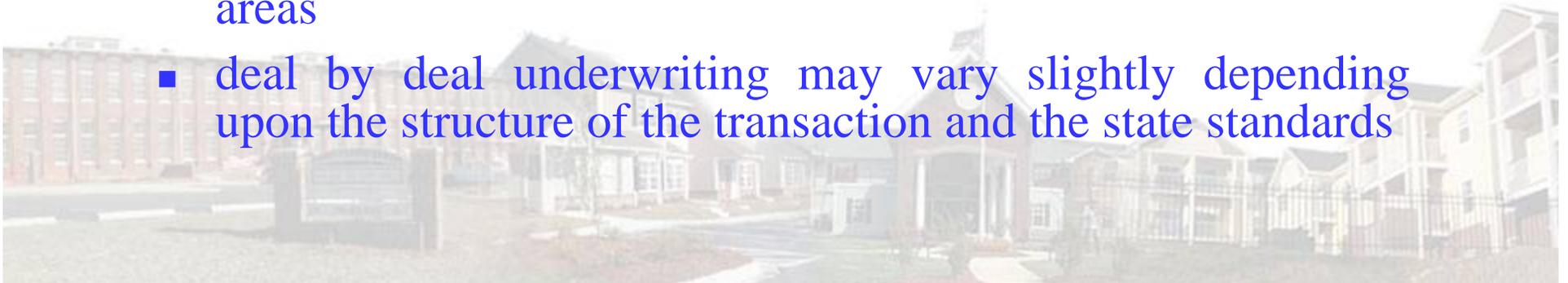
Operating Statistics – Appalachia Portfolio vs. CAHEC Portfolio

Portfolio Analysis	CAHEC	Appalachia
Average Net Equity Investment	\$2,199,668	\$2,772,412
Weighted Avg. Debt Coverage Ratio	1.50	1.51
Weighted Avg. Stabilized Occupancy	95%	94%



What are Some Appalachia Area Underwriting Considerations?

- majority of markets are small and rural with lower market rents
- LIHTC product typically the newest product while its competition is older and substandard
- developer base generally originates from and primarily develops in their home state
- limited amount of soft or secondary funding from state - project proformas tend to be tightly underwritten
- some markets still in need of affordable housing – presently no LIHTC and limited multi-family properties in those areas
- deal by deal underwriting may vary slightly depending upon the structure of the transaction and the state standards



Meeting Agenda

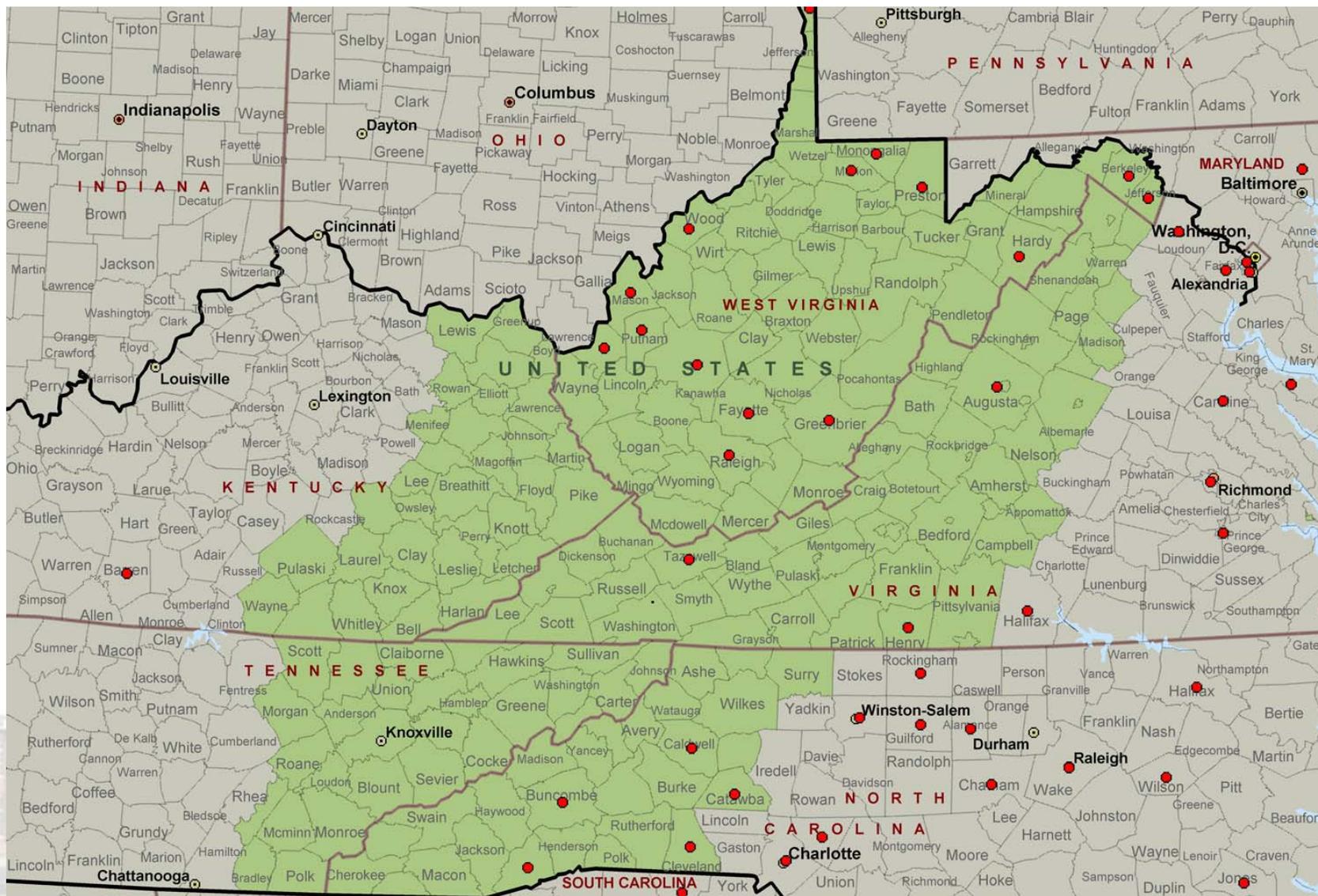
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Current Appalachia Opportunities



Methods to Fund Investing

		<i>Fund-Type</i>		
		National	Regional	State-Specific
<i>Investment-Type</i>	Multi			
	Private Label			





For More Information

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