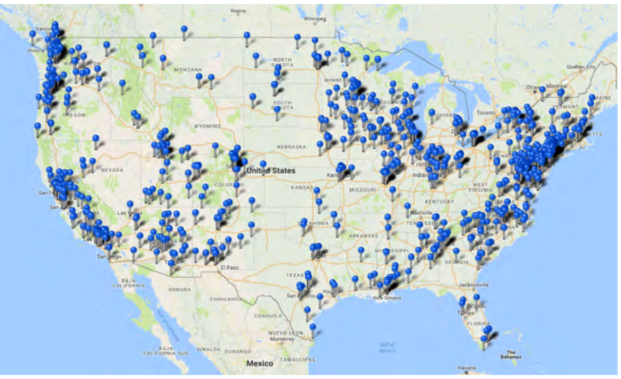
October 2016

Asset Management

Low-Income Housing Tax Credit Portfolio Trends Analysis



Enterprise's LIHTC Portfolio Trends Analysis provides important information for our asset management of over 100,000 affordable homes to inform both our management and underwriting. Largely drawn from year-end 2015 financials, this report reviews and analyzes key trends across the portfolio, reflecting continued strong performance. We have significantly changed the presentation this year to emphasize graphs with less text. This is an interim step toward our goal of providing an electronic format that will allow users to drill into the data.

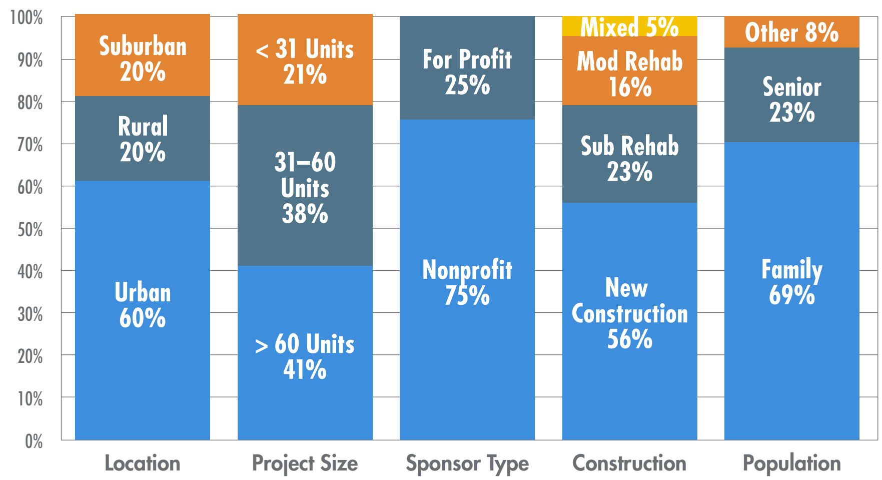
PORTFOLIO | REVENUE | EXPENSES | PERFORMANCE | WATCHLIST

PORTFOLIO

- In 2015, Enterprise closed 65 projects. These projects represent more than 6,000 residential units and more than $600 million of gross equity.
- The cumulative investment since Enterprise began syndication in 1988 is $11.6 billion in gross equity, invested in more than 2,100 projects with a total of 142,000 units.
- As of June 2016, Enterprise has transferred more than 680 projects, mostly post-Year 15, and dissolved 23 equity investment funds.
- The average property size is currently 71 units and $5.6 million in net equity.

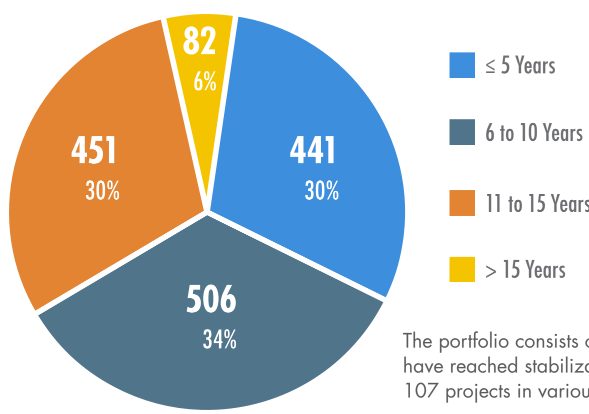
Enterprise provides asset management to 1,480 LIHTC projects across 48 states, the District of Columbia and Puerto Rico. These projects represent more than 105,000 total units and more than $9.8 billion in gross equity.

PORTFOLIO CHARACTERISTICS



The Enterprise investment portfolio has 280 supportive housing projects that have at least one-third of the units in the property designated for households with special needs, for which resident services are also provided. This represents 19% of the portfolio and more than 11,000 units across the country, with 73% of the projects assisting homeless individuals and families. During 2015, the average occupancy of the supportive housing portfolio was 95.8% and the median DCR was 1.23.

AGE OF PORTFOLIO



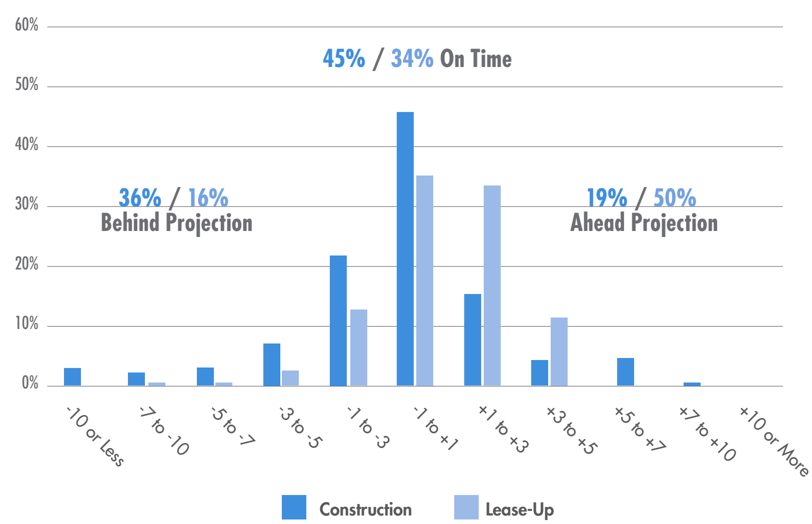
The portfolio consists of 1,373 projects that have reached stabilization, as well as another 107 projects in various stages of development.

11,000 | SUPPORTIVE HOMES

287

To date, Enterprise has invested and closed equity into 287 projects that have completed certification that meets Green Communities Criteria.

CONSTRUCTION & LEASE-UP DURATION



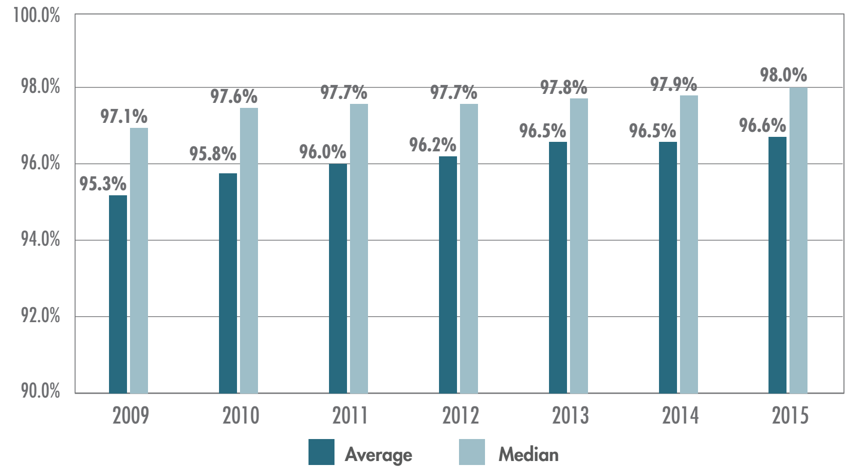
- Over the last 5 years, the median construction period has been 12.8 months, and 64% of projects are considered on time or ahead of projection.
- The median lease-up rate has been 3.5 months, and 84% are considered on time or ahead.

% REVENUE

- The average physical occupancy for 2015 was 96.6%, and the median was 98.0%.
- When measuring by equity, more than 53% of the portfolio has an occupancy that is between 98% and 100%. Meanwhile only 5% of the projects have an occupancy that is considered under-performing, or less than 90%.
- The average economic occupancy for 2015 was 96.0%, and the median was 97.6%.
- The average physical occupancy for projects on the June 2016 PPL was 93.8%.

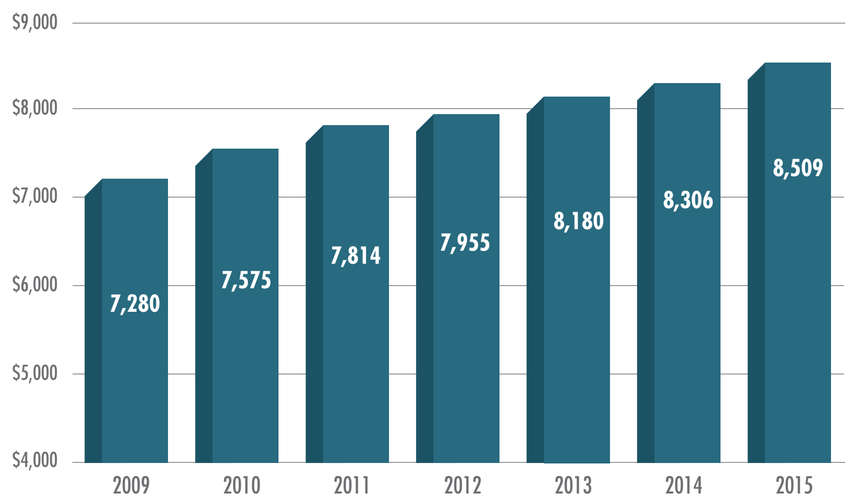
The median total revenue for 2015 was $8,509 per unit, which represents a 2.4% increase over 2014. The average annual growth rate of the median total revenue is 2.6% a year since 2009.

PHYSICAL OCCUPANCY %



CITY / MSA	STABILIZED COUNT	AVERAGE OCCUPANCY
New York	209	97.8%
Los Angeles	73	96.3%
Baltimore	53	96.2%
Seattle	45	97.8%
Washington, D.C.	44	98.5%
San Francisco	43	96.2%
Portland	41	98.1%
Cleveland	39	96.8%
Philadelphia	26	94.0%
Denver	23	96.7%

MEDIAN TOTAL REVENUE ($ PER UNIT)

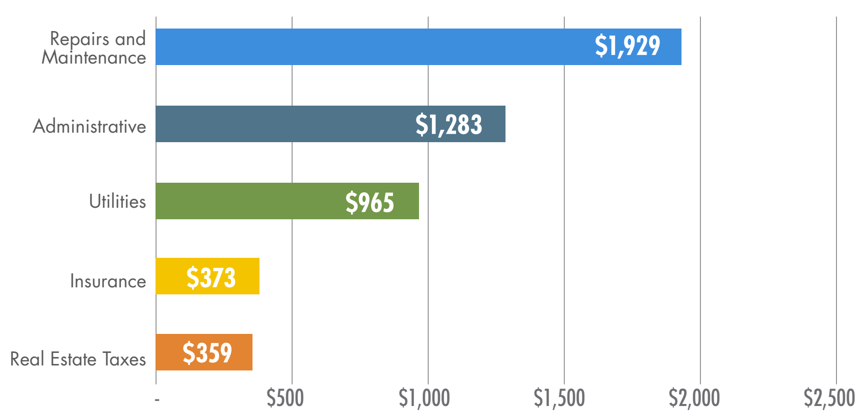


$ EXPENSES

- Representing 31% of all operating expenses, R&M increased only 0.2% in 2015.
- Insurance had the largest increase in 2015, at 4.8%, followed by administrative at 3.9%.
- Over the past 6 years, administrative costs have increased the most, at an annual rate of 3.8%, followed by R&M at 3.4%.
- Taxes have only grown 0.9% over the past 6 years.
- The median total operating expenses for projects on the June 2016 PPL was $6,848 per unit.

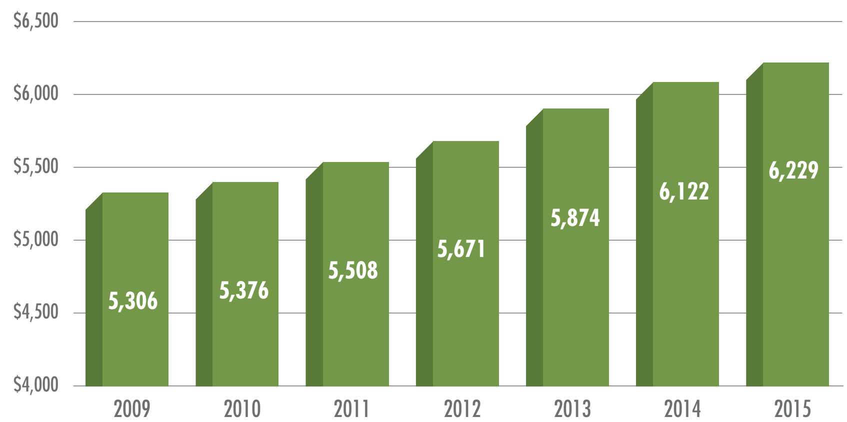
The 2015 median total operating expenses was $6,229 per unit, which represents a 1.8% increase over 2014. The total average growth rate of the median total operating expenses has been 2.7% a year since 2009.

MEDIAN OPERATING EXPENSES BY CATEGORY



CITY / MSA	STABILIZED COUNT	MEDIAN OPEX
New York	206	8,686
Los Angeles	71	7,185
Baltimore	53	6,574
Seattle	45	7,134
Washington, D.C.	42	7,429
San Francisco	43	9,925
Portland	41	5,326
Cleveland	39	5,895
Philadelphia	26	7,019
Denver	23	6,018

MEDIAN TOTAL OPERATING EXPENSES ($ PER UNIT)

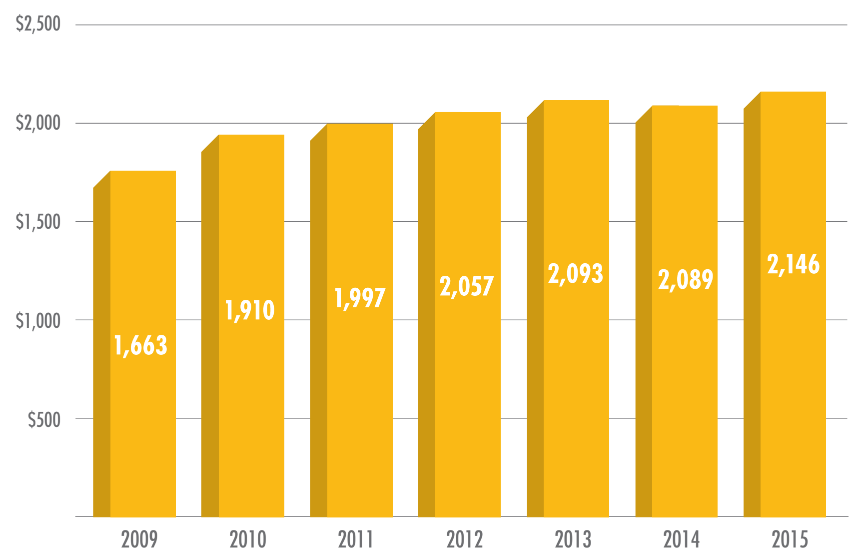


PERFORMANCE

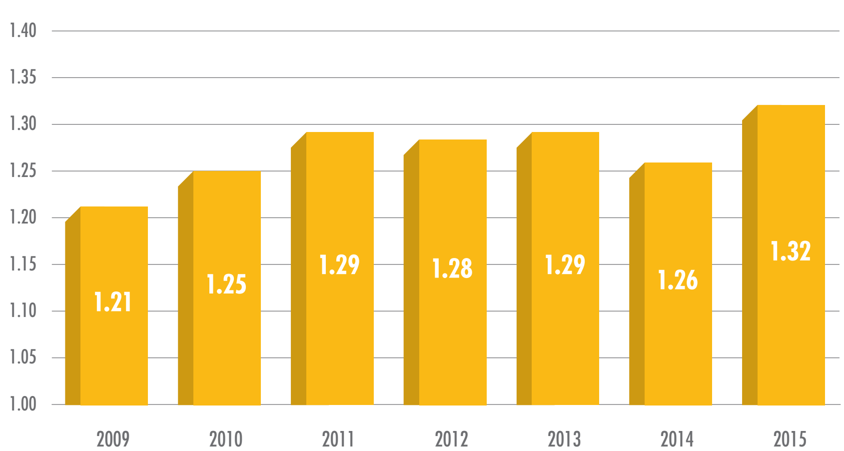
- The median NOI for larger projects with more than 60 units is $2,613 per unit. This is nearly double that of projects with 30 units or less.
- When measuring by equity, more than 78% of the portfolio had a DCR > 1 in 2015, and more than 85% after factoring in one-time expense and revenue adjustments for nonrecurring items.
- DCR performance is strongest (1.50) in the first 5 years of the compliance period and weaker (1.27) in the latter years.
- Currently 77% of the projects in the portfolio have some hard, or must-pay, debt. This includes both "conventional" debt with private institutions and "public" debt with state and local government agencies.

The 2015 median Net Operating Income (NOI) was $2,146 per unit, which is an increase of 2.7% from the prior year. Strong Occupancy and a lower rate of expense growth raised the Debt Coverage Ratio (DCR) to a new high of 1.32.

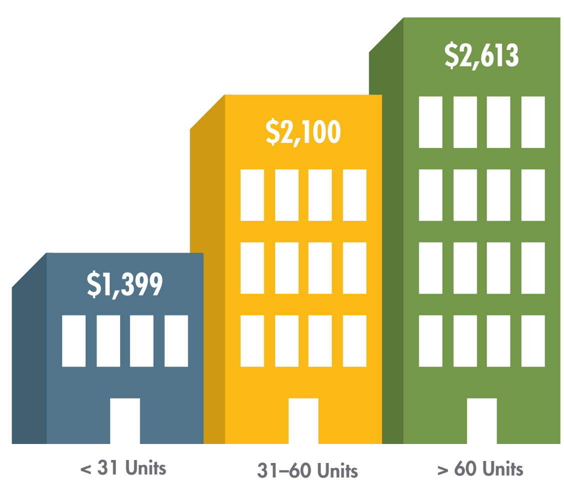
MEDIAN NOI ($ PER UNIT)



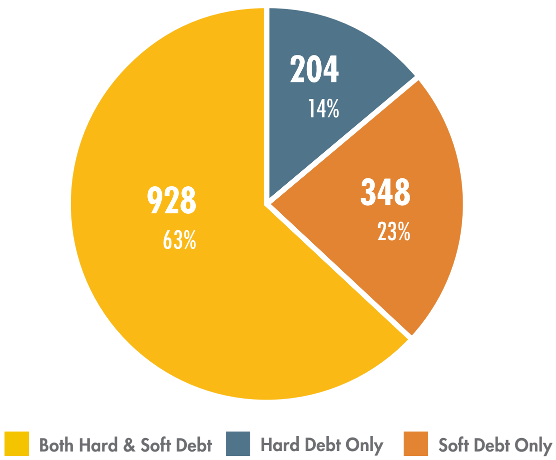
MEDIAN DCR



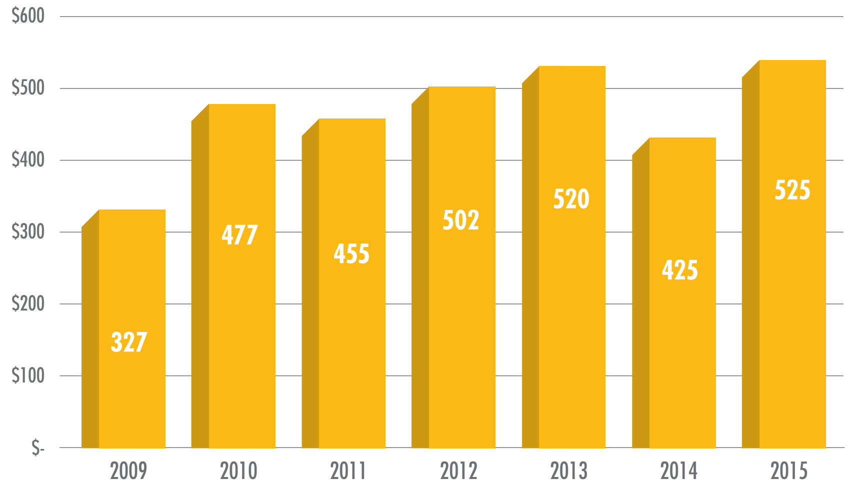
MEDIAN NOI BY PROJECT SIZE



PORTFOLIO DEBT COMPOSITION



MEDIAN CASH FLOW ($ PER UNIT)

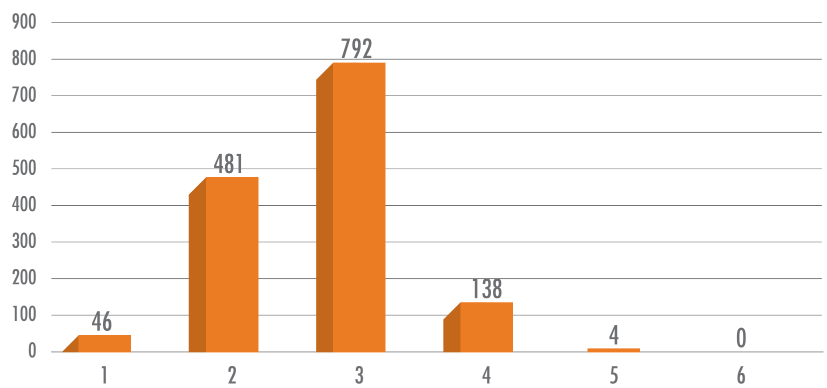


WATCHLIST

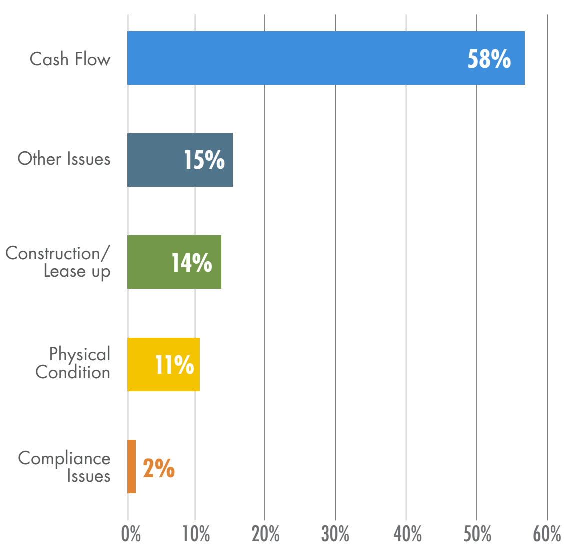
- The number of projects considered to be at significant risk decreased to four projects, representing only 0.3% of the portfolio.
- The majority of the projects on the watchlist for the "Other Issues" category are sponsor-related issues.
- The PPL percent for projects in construction was 11.6%.
- At this time last year, 11.6% of the portfolio was on the PPL.

The June 2016 Enterprise Project Performance List (PPL), or "watchlist," was at 9.7%. Cash flow concerns are the primary cause for projects being on the watchlist (58%).

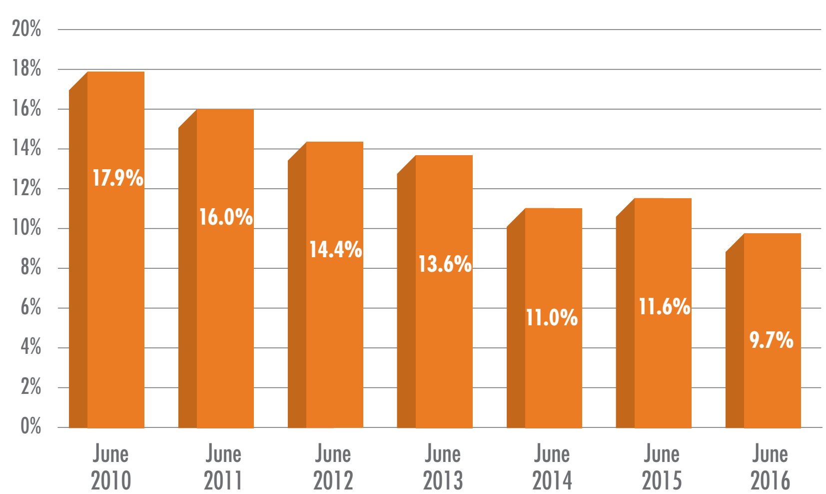
RISK RATING DISTRIBUTION



JUNE 2016 WATCHLIST CHARACTERISTICS



HISTORICAL WATCHLIST



ANALYSIS METHODOLOGY

The following provides background on the methodology used in this report.

- The Portfolio section includes the 1,480 projects in the Enterprise investment portfolio as of June 2016. These projects represent Low Income Housing Tax Credit projects syndicated by Enterprise.
- The Revenue, Expenses, and Performance sections include only the 1,270 projects that were fully stabilized for all of 2015. This was based on a qualified occupancy date prior to 12/31/2014.
- The Watchlist section and the Project Performance List refers to the quarterly review by the Asset Management staff to identify projects that may be underperforming. The projects on the Project Performance List are intensively monitored by the asset management team, and quarterly reports of progress are provided to Enterprise senior management and investors.

We welcome your comments or questions, in care of:

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