About Us

Enterprise is a leading provider of the community development capital and expertise it takes to create decent, affordable homes and rebuild communities. For nearly 30 years, Enterprise has introduced neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision.

Enterprise has invested more than $11 billion in equity, grants and loans to help build or preserve more than 280,000 affordable rental and for-sale homes to create vital communities.

Contact Us

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Enterprise Community Investment, Inc. is a for-profit subsidiary of Enterprise Community Partners, Inc., a nonprofit corporation. “Enterprise” is used throughout this report to refer to both entities, which share the same mission of creating affordable homes and diverse, thriving communities.
LIHTC Portfolio Highlights

2010
$820m LIHTC Equity Raised
$517m LIHTC Equity Placed
4,726 Affordable Rental Homes
58 Developments
63% of Projects Feature Green Building and Design Elements

2006-2010

<table>
<thead>
<tr>
<th>Year</th>
<th>Developments</th>
<th>Invested</th>
<th>Raised</th>
</tr>
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<tbody>
<tr>
<td>2010</td>
<td>58</td>
<td>$517m</td>
<td>$820m</td>
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<tr>
<td>2009</td>
<td>36</td>
<td>$301m</td>
<td>$557m</td>
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<tr>
<td>2008</td>
<td>95</td>
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<td>2006</td>
<td>134</td>
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<td>$576m</td>
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Portfolio Focus
51% of projects include supportive housing and resident services
50% of projects provide homes to very low-income households, defined as up to 30 percent of AMI

Geographic Region
- Northeast: 26.9%
- Mid-Atlantic/Southeast: 21.5%
- West: 20.3%
- Midwest: 18.8%
- Northwest: 12.5%

Population Type
- Family: 66%
- Senior: 20%
- Other: 14%

Construction Type
- New: 55%
- Rehab: 40%
- Mixed: 5%

Market Type
- Urban: 64%
- Rural: 20%
- Suburban: 16%
More Enterprise Products & Services

Affordable Housing and Community Development Lending
Enterprise Community Loan Fund provides critical predevelopment, acquisition and bridge financing for affordable housing and community facilities across the country.

- $35 million closed in 2010
- 2,165 rental and ownership homes created or preserved

New Markets Tax Credit (NMTC) Investing
Enterprise has placed $595 million in NMTC allocation in 49 commercial and mixed-use projects in 20 states and Washington, D.C., since 2000.

- $43.5 million into commercial and mixed-use projects in 2010
- 800+ jobs created

Multifamily Mortgage Financing
Enterprise’s competitive long-term financing products—including FHA, Fannie Mae DUS, Freddie Mac and USDA Section 538—finance multifamily housing and health care facilities nationwide.

- $126 million in loans committed in 2010
- 2,810 affordable rental homes created or preserved

Asset Management
Our asset management expertise protects your investment while preserving decent, affordable homes and strengthening communities.

- 95,330 homes in our portfolio

Enterprise Homes (Housing Development)
Enterprise Homes is a master developer of green family and senior residential communities in the Mid-Atlantic region, with over 5,000 homes built or preserved to date.

- $66 million in total development costs in 2010
- 385 green homes created or preserved

Enterprise Green Communities
Enterprise provides funds and expertise to enable developers to build and rehabilitate homes that are healthier, more energy efficient and better for the environment—without sacrificing affordability.

- 21,440 green affordable homes since 2004
- $1.3 billion in grants, loans and equity invested to date

NEW NATIONAL INVESTMENT FUND
In 2010, Enterprise closed one of the largest Low-Income Housing Tax Credit (LIHTC) equity funds in our history. The $214 million Enterprise Housing Partners 20 Fund is national in scope, and will fund 25 affordable housing developments in 16 states throughout the United States.
In 2010, the tide swiftly turned and new trends emerged. Signs of recovery materialized, and the capital markets rebounded. For the first time in many years, the amount of capital available exceeded the supply of quality affordable housing and community development deals available for investment.

Enterprise raised more than $800 million in LIHTC equity in 2010, nearly three times more than in 2009. We worked with investors new to the market and strengthened our commitment to long-term investment partners. We expanded our presence in several regions, building new relationships and deepening existing ones with corporations and regional and local banks.

Your investment is helping to build tomorrow’s communities today. Green, affordable homes smartly developed in conjunction with community facilities, schools, transportation and jobs spur economic growth and provide opportunities for success. For nearly 30 years, Enterprise has partnered with public and private entities to create better, stronger communities. We’ve invested more than $11 billion since 1982. And today, we lead the industry, catalyzing innovative solutions and lasting change so that tomorrow’s communities thrive.

Despite the shortage of deals, Enterprise placed $517 million in LIHTC equity last year, a 72 percent increase over 2009. In addition, we increased production volume in our Multifamily Mortgage line of business by 84 percent. Our portfolio remains as strong as ever, despite elevating project performance standards last year. We work closely with our partners to sustain their overall financial health and the performance of their projects, and identify opportunities for financial support.

As a mission-focused business, Enterprise Community Investment reinvests our success into communities with the greatest needs. Through the work of our nonprofit parent company, Enterprise creates healthy, green and energy-efficient affordable housing, providing more than $1 billion in loans, grants and equity to date to develop good-quality, sustainable affordable homes across the country. We’ve successfully advocated for critical policies to ensure that affordable housing remains available to individuals and families in need. And we continue working aggressively to secure capital to fund commercial projects and economic growth in low-income communities.

When you invest with Enterprise, you invest in the communities of tomorrow. We thank you for your continued partnership in helping us achieve our mission, and look forward to another successful year.

Sincerely,

Charles R. Werhane  
President & CEO  
Enterprise Community Investment, Inc.