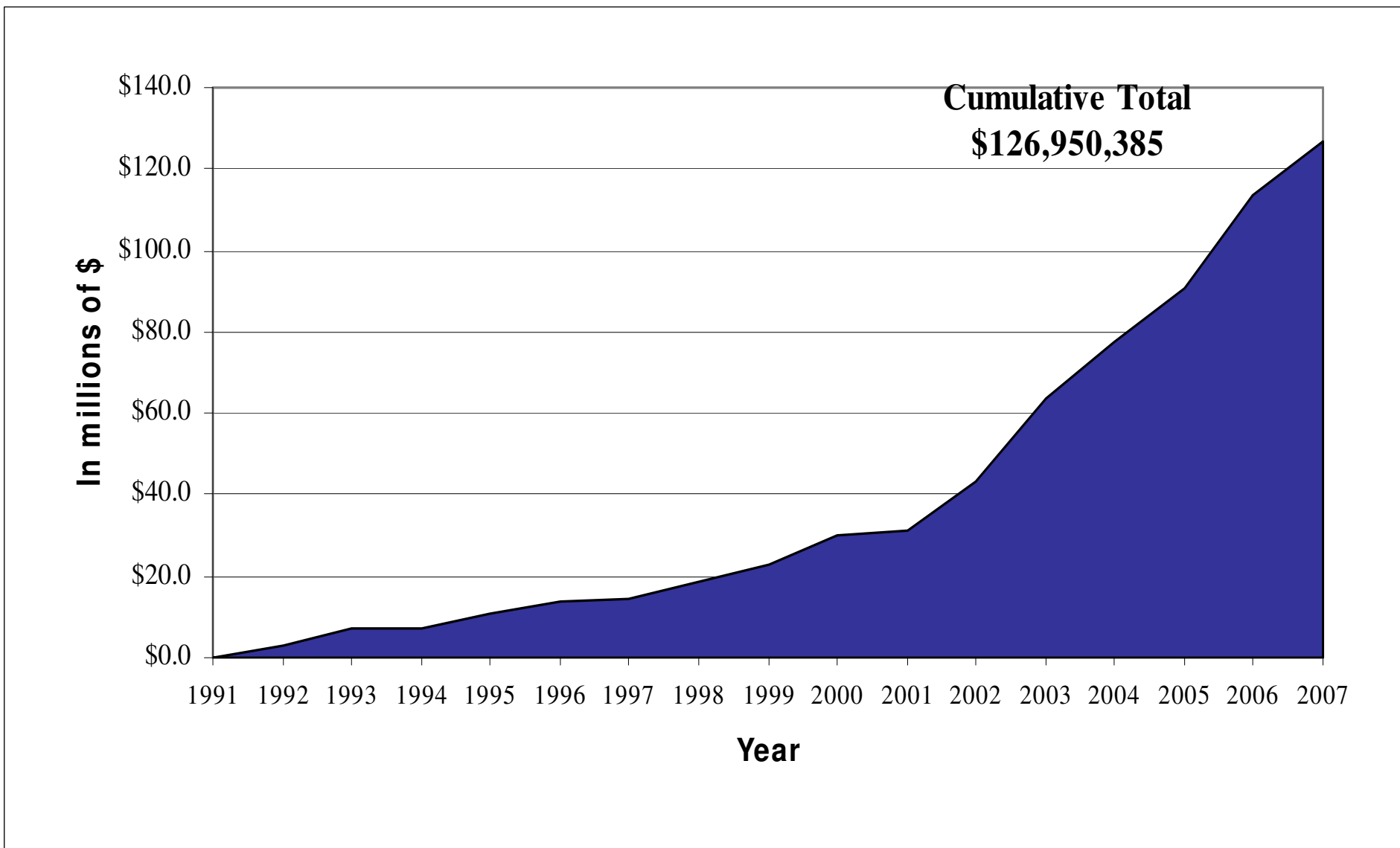


2008 STATE OF CDF PRESENTATION

Financial Charts and Data

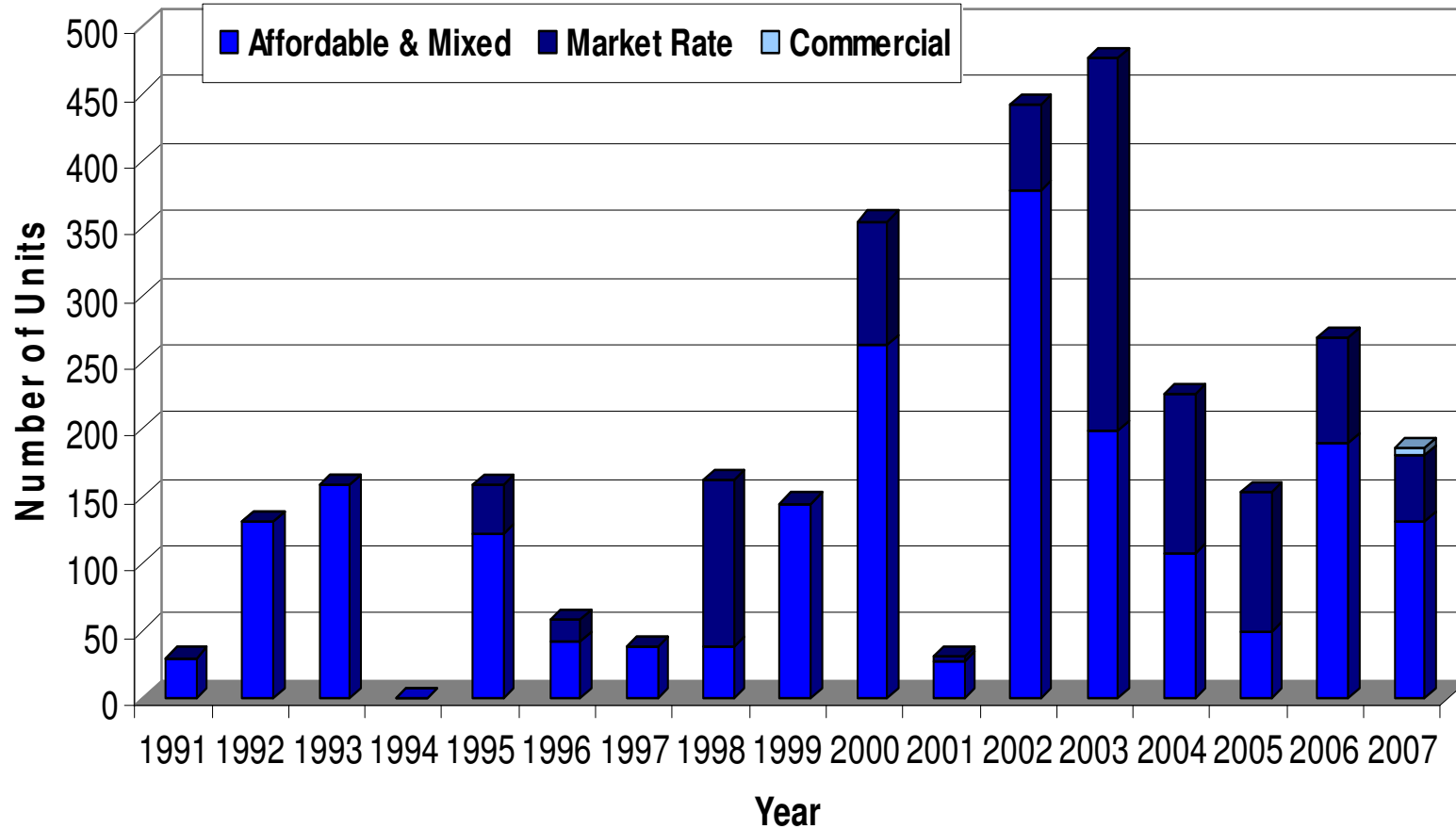
Portfolio Growth

1991-2007



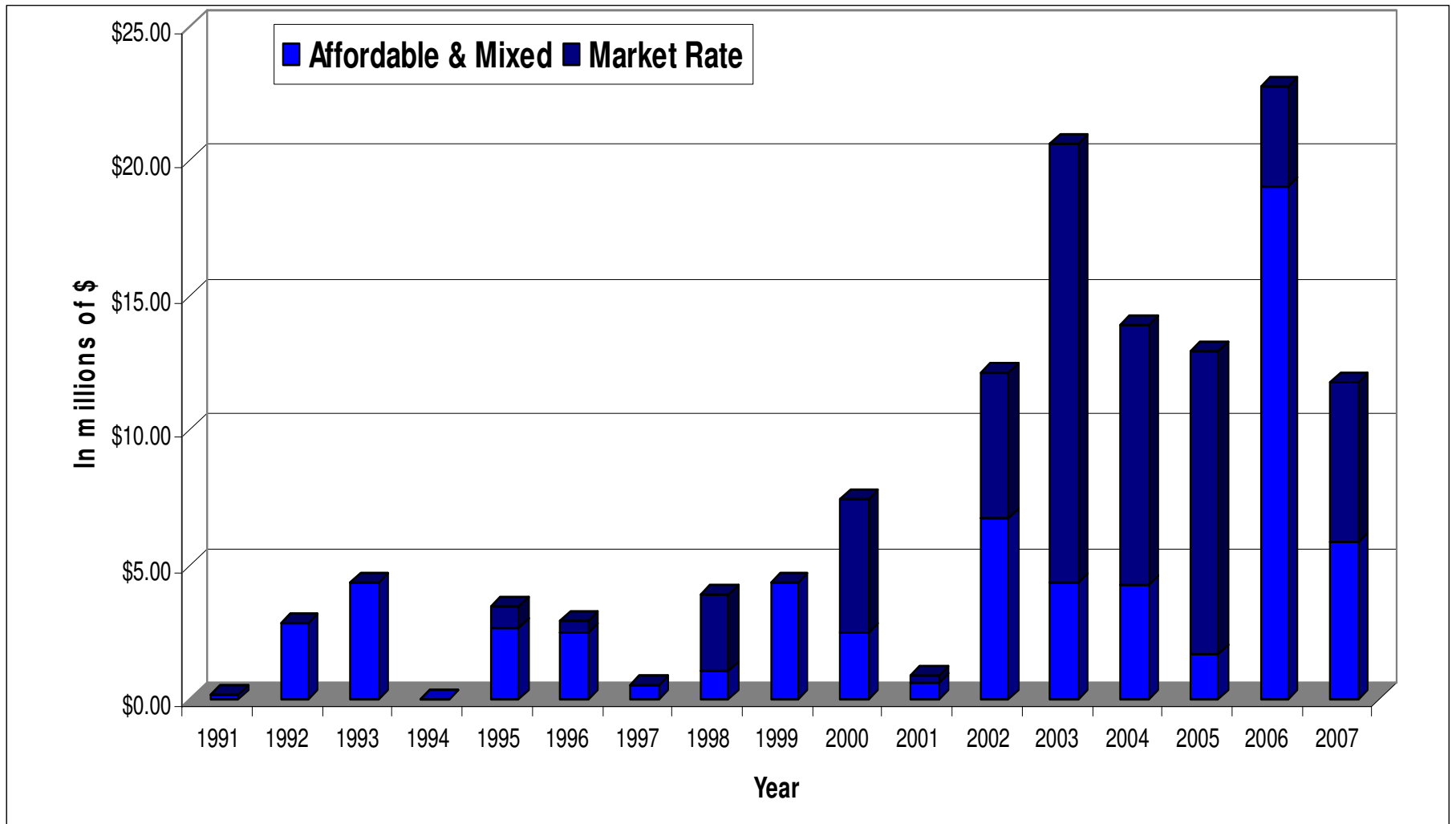
Number of Units By Year

1991-2007



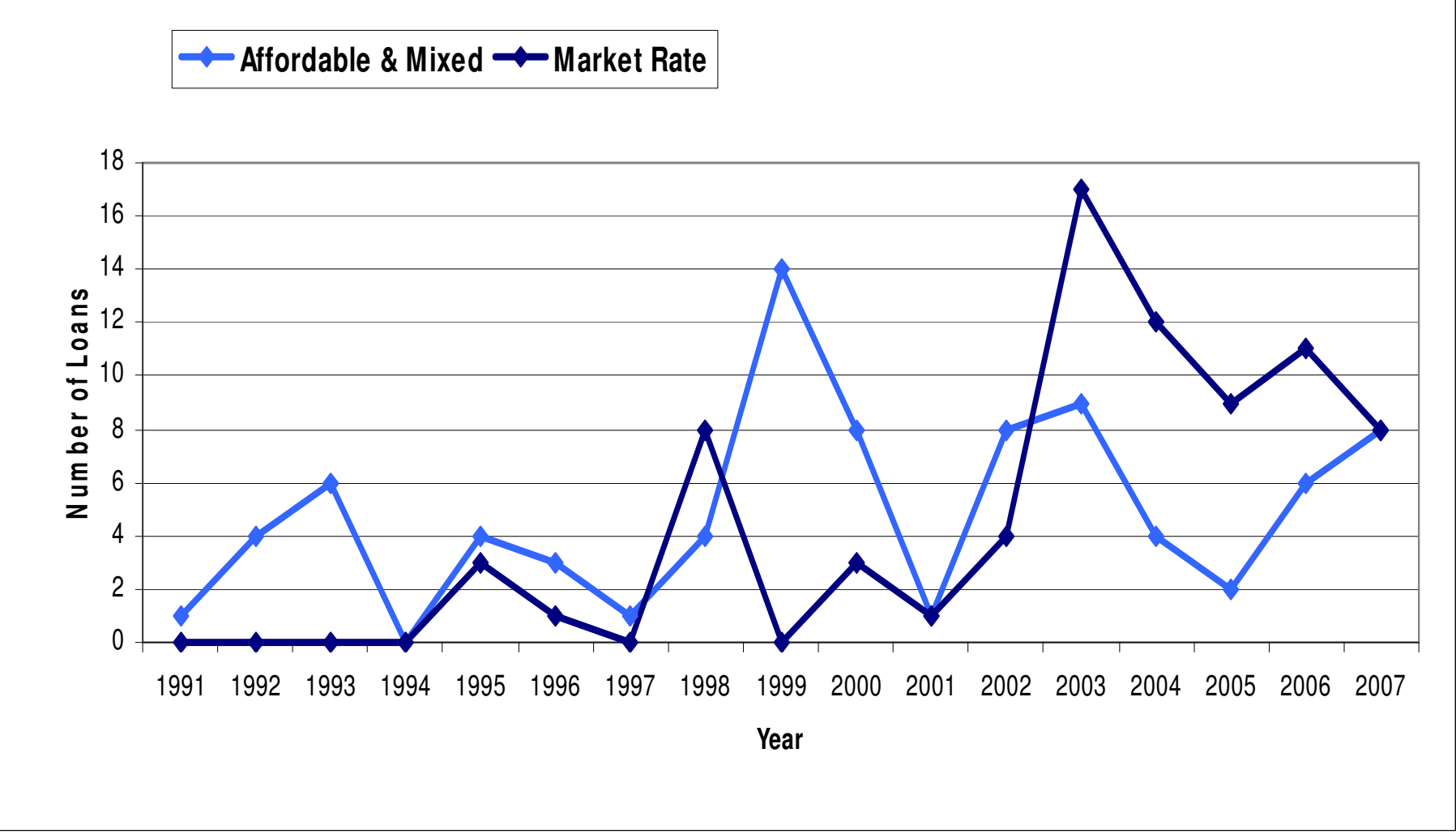
Loan Amount By Year

1991-2007



Number of Loans By Year

1991-2007



CDF Portfolio Composition

By Loan Size

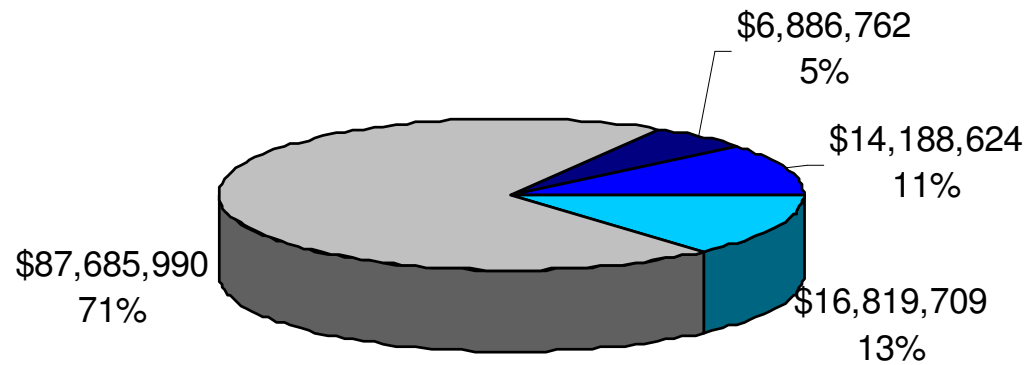
■ < \$250,000

■ \$250,000 - \$500,000

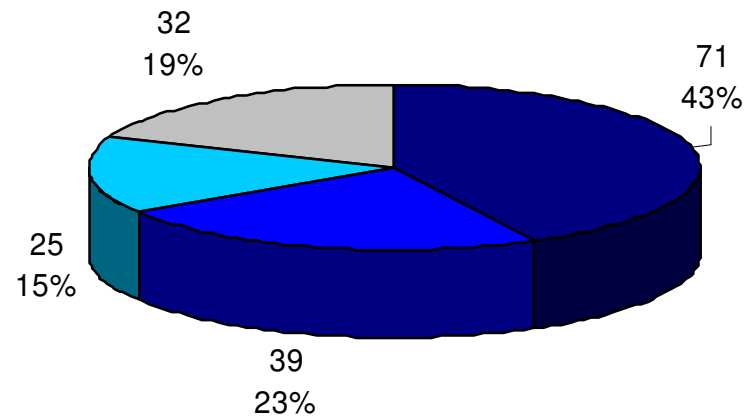
■ \$500,000 - \$1M

■ > \$1M

By Dollar



By Number

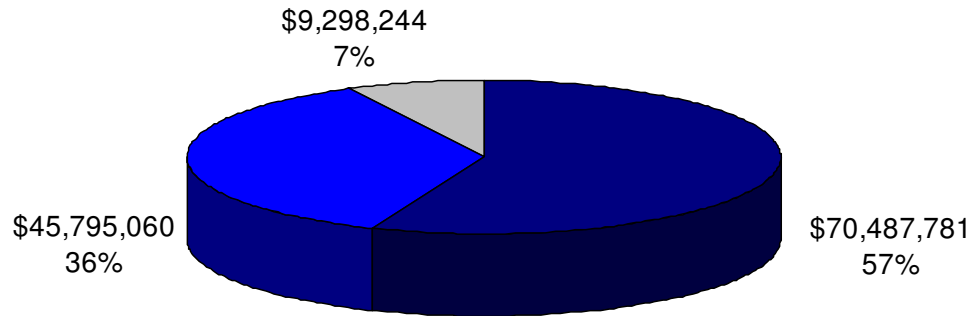


CDF Portfolio Composition

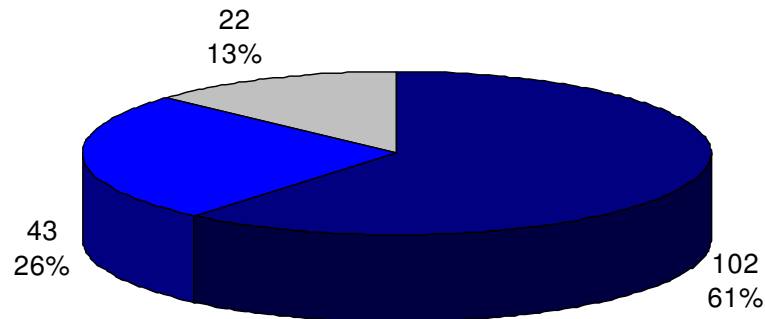
By Project Location



By Volume



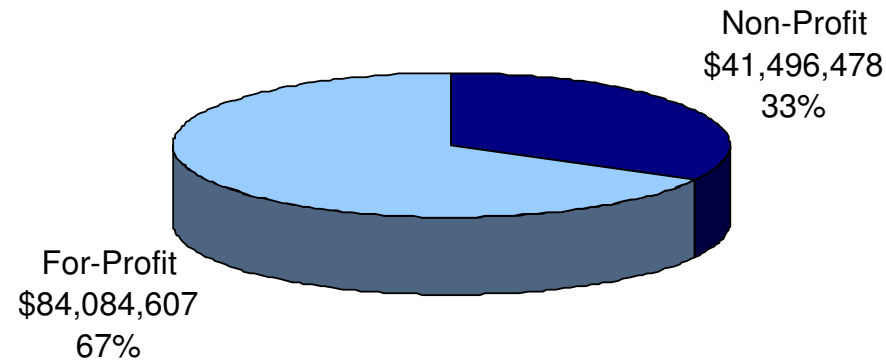
By Number



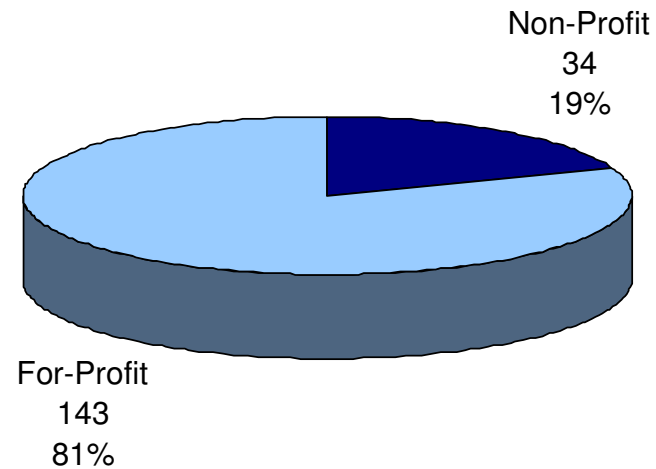
CDF Portfolio Composition

Non-Profit/For-Profit Developer

By Volume



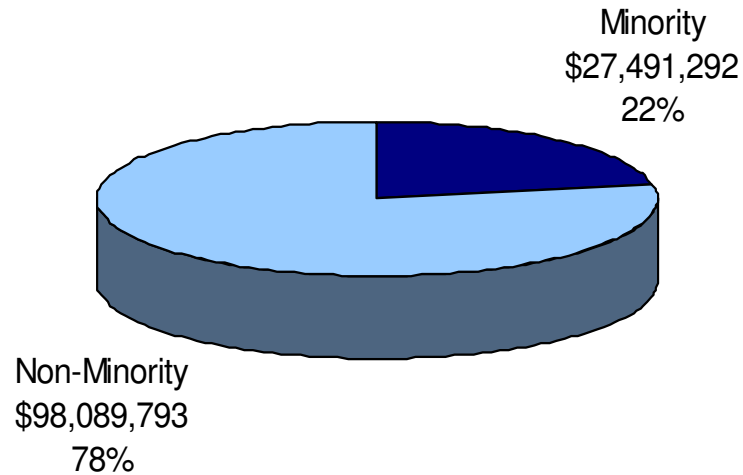
By Number



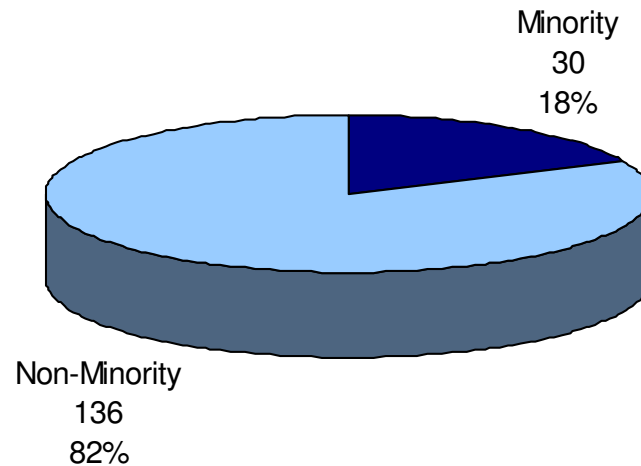
CDF Portfolio Composition

Minority/Non-Minority Developers

By Volume



By Number



CDF Financial Condition

Profit and Loss (cash basis)

Summary of major sources and uses of revenues:

<u>Income</u>	2003		2004		2005		2006		2007	
Origination fees:	\$225,000	38%	\$262,000	40%	\$213,000	32%	\$142,300	20%	\$80,095	6%
Permanent loan net interest income	\$155,000	26%	\$156,000	24%	\$141,000	21%	\$133,800	19%	\$174,614	13%
Administration fee for CHDF	\$96,000	16%	\$101,000	16%	\$120,000	18%	\$120,000	17%	\$120,000	9%
Construction loan net interest	\$82,500	14%	\$74,000	11%	\$126,000	19%	\$156,900	22%	\$204,480	15%
Fay Apartments Partnership	\$27,500	5%	\$33,000	5%	\$32,500	5%	\$31,000	4%	\$29,662	2%
Servicing fees	\$14,000	2%	\$22,000	3%	\$12,500	2%	\$26,000	4%	\$73,604	5%
Uptown CDF Administration		0%		0%		0%		0%	\$547,368	41%
Other (deposit interest, grants, etc)					\$11,000	2%	\$93,000	13%	\$115,693	9%
Total	\$600,000	100%	\$648,000	100%	\$656,000	100%	\$703,000	100%	\$1,345,517	100%
<u>Expenses</u>										
Personnel	\$382,000	78%	\$376,000	76%	\$442,000	76%	\$461,000	68%	\$583,444	73%
Rent & Utilities	\$19,000	4%	\$20,000	4%	\$26,000	4%	\$29,000	4%	\$32,213	4%
Professional fees (legal, audit, etc)	\$42,000	9%	\$52,100	11%	\$55,000	9%	\$87,000	13%	\$89,491	11%
Phones, office supplies, equipment	\$37,000	8%	\$37,600	8%	\$37,000	6%	\$40,000	6%	\$68,933	9%
Business insurance & taxes	\$7,000	1%	\$8,300	2%	\$8,000	1%	\$8,100	1%	\$7,727	1%
Loan Loss/Bad Debt							\$32,400	5%	\$416	0%
Miscellaneous					\$11,500	2%	\$18,000	3%	\$18,300	2%
Total	\$487,000	100%	\$494,000	100%	\$579,500	100%	\$675,500	100%	\$800,525	100%
Net Income	\$113,000		\$154,000		\$76,500		\$27,500		\$544,992	

CDF Financial Condition

- Assets are shown **net of Loan Loss Reserve**
- Net worth consists of equity in loans, cash and equipment
- Net worth increased 52% from FYE 3/31/06
- Net worth has grown 206% over 5 years

	3/31/2003	3/31/2004	3/31/2005	3/31/2006	3/31/2007
Assets	\$31,197,663	\$40,542,287	\$44,557,655	\$50,707,099	54,284,960
Liabilities	\$30,681,015	\$39,694,882	\$43,631,124	\$49,668,029	52,700,899
Net Worth	\$516,648	\$847,000	\$926,532	\$1,039,070	1,584,061

CDF Organizational Chart

