



New Hampshire  
**COMMUNITY**  
LOAN FUND

New Hampshire Community Loan Fund, Inc.  
**Portfolio Management Report**  
3/31/2025

**FUNDS AVAILABILITY ANALYSIS**

Senior Debt - Notes Payable to Investors (see breakout)	148,214,906	<b>BREAKOUT OF SENIOR DEBT - NOTES PAYABLE TO INVESTORS</b>	
plus: Subordinate Debt & Eq. Equivalent Investments (EQ2s)	11,600,000	Opportunity-NH Investments	Unsecured 109,412,701
plus: Lending Activity Net Assets (see below)	<u>66,529,808</u>	Other Notes Payable to Investors	Unsecured 34,102,639
Total Capital	226,344,715	Drawn Lines of Credit - Unsecured	Unsecured 0
less: Loans Receivable from Borrowers (net of ACL)	196,729,621	Drawn Lines of Credit - Secured	Secured 0
less: Development Investments Outstanding (at cost)	1,250,000	USDA Intermediary Relending Program	Secured 4,612,066
less: Eq. Investments Outstanding (at cost)	880,274	SBA Microloan Program	Secured <u>87,500</u>
less: Commitments & Reservations (see below)	<u>15,431,487</u>	<b>TOTAL SENIOR DEBT</b>	<b><u>148,214,906</u></b>
Total Capital Less Deployment and Commitments:	12,053,333	Secured Debt Ratio (Secured Debt to Total Assets)	2%
less: Liquidity reserve (10% of Senior Unsecured Debt)	(14,351,534)	Secured Debt Ratio - Covenant Maximum	20%
plus: Lines of Credit Available for Lending Activities (real estate & unsecured)	8,156,000		
less: Impact Fund set-aside	<u>(7,000,000)</u>		
<b>TOTAL FUNDS AVAILABLE TO LEND</b>	<b><u>(1,142,202)</u></b>		
Average of last 24 months of lending	0 months		
<b>Deployment Ratio</b> (Deployment & Commitments / Total Capital) - excludes interfund loans	94%		

**PORTFOLIO MANAGEMENT POLICIES**

<b>Net Asset Ratio (as of 3/31/2025)</b>		<b>Allowance for Credit Loss (ACL)</b>	4,049,403
Lending Activity Net Assets [a]	66,529,808	ACL % of loans receivable (not including self-financed interfund LR)	2.03%
Other Unrestricted Net Assets [b]	8,913,639		
Total Assets [c]	237,701,855	<b>Maximum Lending Exposure Limits to Any One Borrower</b>	
Subordinated Debt (EQ2s) [d]	11,600,000	ROC-NH:	30,000,000
<b>Net Asset Ratio - Minimum (Policy)</b>	<b>15.00%</b>	Commercial (Non-ROC):	3,000,000
<b>Net Asset Ratio - Actual [a + b] / c</b>	<b>31.7%</b>	Consumer:	350,000
Net Asset Ratio including Subordinate Debt (EQ2s) - [a + b + d] / c	36.6%		
<b>Lending Activity Net Assets</b> - Cumulative Since Inception		<b>3 Largest Borrowers</b>	<b>% of total capital</b> <b>outstanding bal.</b>
Lending Capital Donations	62,457,770	ROC-NH (2 loans; 2029 maturity)	2.63% 5,962,066
plus: self-generated - surplus earnings & acquired net assets	16,268,039	ROC-NH (1 Loan; 2028 maturity)	2.56% 5,796,351
plus: net gains on development invstmnts.	2,922,702	ROC-NH (2 loans; 2034 maturity)	2.47% 5,600,000
less: allowance for credit loss	(4,049,403)	Loans Outstanding to Borrowers (excludes non-recourse participations and deferred loan fees)	199,825,966
less: net borrower losses (2.0% of total loans made)	(9,940,497)	Self-Financed Property Loans Receivable (Interfund Loans)	<u>953,057</u>
less: net OREO losses and carrying costs (since FY2008)	(927,866)	<b>Total Portfolio of Loans Outstanding to Borrowers</b>	<b>200,779,024</b>
+/- other net gains/(losses)	(200,937)	Development and Eq. Investments	<u>2,130,274</u>
<b>Total Lending Activity Net Assets</b>	<b>66,529,808</b>	<b>Total Financings outstanding</b>	<b>202,909,298</b>

**SPREAD ANALYSIS (as of 3/31/2025)**

	weighted avg. rate	weighted avg. term remaining (mos.)		weighted avg. rate	weighted avg. term remaining (mos.)
Senior Notes Payable to Investors - Opportunity-NH Investment	2.90%	30	Loans Receivable (L/R)	6.68%	157
Senior Notes Payable to Investors - Other	4.03%	66	Other Financing (Dev/Inv, Eq/Inv, Guar)	2.93%	n/a
EQ2's	2.63%	74	L/R & Other Financing	6.64%	n/a
Lending Activity Net Assets	0.00%	209*	Lending Cash & Investment Accounts	4.48%	n/a
Lines of Credit	7.25%	17	L/R, DI & Cash - <b>EARNING RATE [a]</b>	6.37%	n/a
LP, EQ2 & LOC - <b>COST OF FUNDS [b]</b>	3.15%	42	<b>Spread</b>	<b>3.22% [a - b]</b>	
LP, EQ2, LOC, & Lending Activity Net Assets <b>[c]</b>	2.19%	93	Spread with Lending Activity Net Assets Included	4.18% [a - c]	
<b>COST OF FUNDS - 5 YEAR AVERAGE</b>	3.05%		* (LA Net Assets / allowance for credit loss on loans and guaranty x 12)		

**COMMITMENTS & RESERVATIONS**

<b>Committed Loans</b>			<b>Reserved Loans</b>	
Conditional Commitments	5,806,487	42 Loans		9,625,000 1 Loan
Unconditional Commitments	-	0 Loans	<b>Other Commitments (Investments &amp; Guarantees)</b>	- 0 Loans
Total Loan Commitments	5,806,487	42 Loans		

**NEAR FUTURE INFORMATION**

New investments and EQ2s expected in within 90 days:	5,318,000		
Lending Capital Donations expected in within 90 days:	0		
Borrower payments expected within 90 days:	2,566,000		
Loan sales or participations expected within 90 days:	-		
Investor payments within 90 days: (10 investments)	(489,373)	Investment Maturities within 90 days	(6,833,088)
Line of Credit maturities within 90 days (0 LOC):	0		