



**Omaha Community  
Foundation**

Growing good, together.

# Community Loan Fund

Annual Portfolio  
Monitoring Report

**as of DECEMBER 31, 2021**

Prepared by Avivar Capital, LLC

Disclaimer: This presentation is solely for informational purposes. Past performance is no guarantee of future returns. Investing involves risk and possible loss of principal capital. No advice may be rendered by Avivar Capital unless a client service agreement is in place.

# Portfolio Summary

As of December 31, 2021

## Financial Overview

Total Committed	\$1,800,000
Total Funded	\$1,800,000
Unfunded Commitments	\$0
Proceeds Received	\$18,297
Unrealized Value	\$1,800,000
Proceeds/Funded	0.01x
Total Value/Funded	1.01x
Internal Rate of Return (IRR)	1.67%

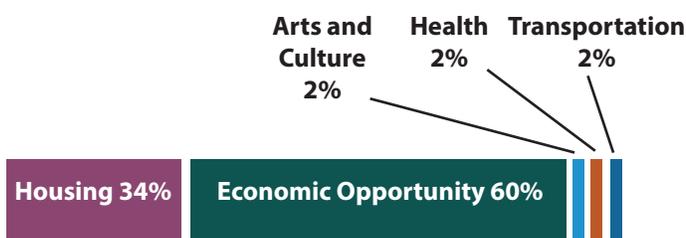
## Impact Overview<sup>(1)</sup>: 2021

Businesses Funded in Metro Omaha	2,746 <sup>(2)</sup>
Entrepreneurs of Color Funded <sup>(3)</sup>	2,672
Women Entrepreneurs Funded	2,699
% of Borrowers in High-Need Areas <sup>(4)</sup>	75%
Individuals Receiving Training	6,706
No. of Jobs Created or Retained	3,389
Affordable Homes Developed	42
Affordable Homes Preserved	13

# Portfolio Distribution

As of December 31, 2021

## By Impact Theme:



## By Geography:



## By Outlook<sup>(5)</sup>:



(1) The Impact Overview reflects the cumulative impact of investees for the 2021 calendar year and is not specific to the Community Loan Fund's investment.

(2) OCF supports these businesses through its loans to micro and small business lending intermediaries. Collectively, these entities finance thousands of small businesses each year. Many are self-employment businesses that borrow in amounts as small as \$500.

(3) This represents business owners receiving financing who are Black/African American, Hispanic, Native American, Asian, or Pacific Islander.

(4) Low-to-moderate income census blocks are considered high-need areas. The figure only representative of investees who reported underlying figures for % of borrowers in high need areas.

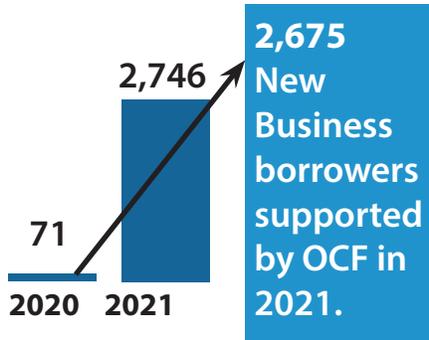
(5) The term "Stable" indicates organizations in good financial standing. The term "Watch" indicates organizations encountering difficulty that might impact repayment.

# 2021 Impact Overview

OCF has invested in five local nonprofit organizations focused primarily on economic development and affordable housing. The impact metrics below reflect the collective impact of these organizations in 2021.

## Impact Highlights: 2021

### Omaha Businesses Supported



**75%**  
Of businesses supported are in low-to-moderate income neighborhoods.

**3,389 Jobs**  
Created or retained by borrowers.

**42 Affordable Homes** created or renovated.

**95%**  
Of homes financed serve families that make under **60% Area Median Income (AMI)**.

**6,706 Clients**  
Provided with financial literacy or business training.

## Investee Spotlight: Grameen America

Maria is a mother of two who came to Omaha from Honduras looking for more opportunities for her family. Maria opened a restaurant, Sabor Catracho, located on south 24th St., specializing in Latin American favorites.

Unfortunately, Maria faced numerous challenges with the onset of COVID-19. Maria was referred to Grameen America, a local non-profit microlender, that provided her with financing, training, and peer-to-peer coaching to support her business.

Maria's restaurant quickly rebounded, and she recently hired two new employees with Grameen's help to support growth. Maria's credit has also improved, and she now has a savings account where she sets aside money for emergencies and a family vacation back to Honduras. "Grameen America has changed my life so much," said Maria. "I am living the best version of my life right now, and it is all thanks to the support I've gotten from the program."



# Investment Schedule

As of December 31, 2021

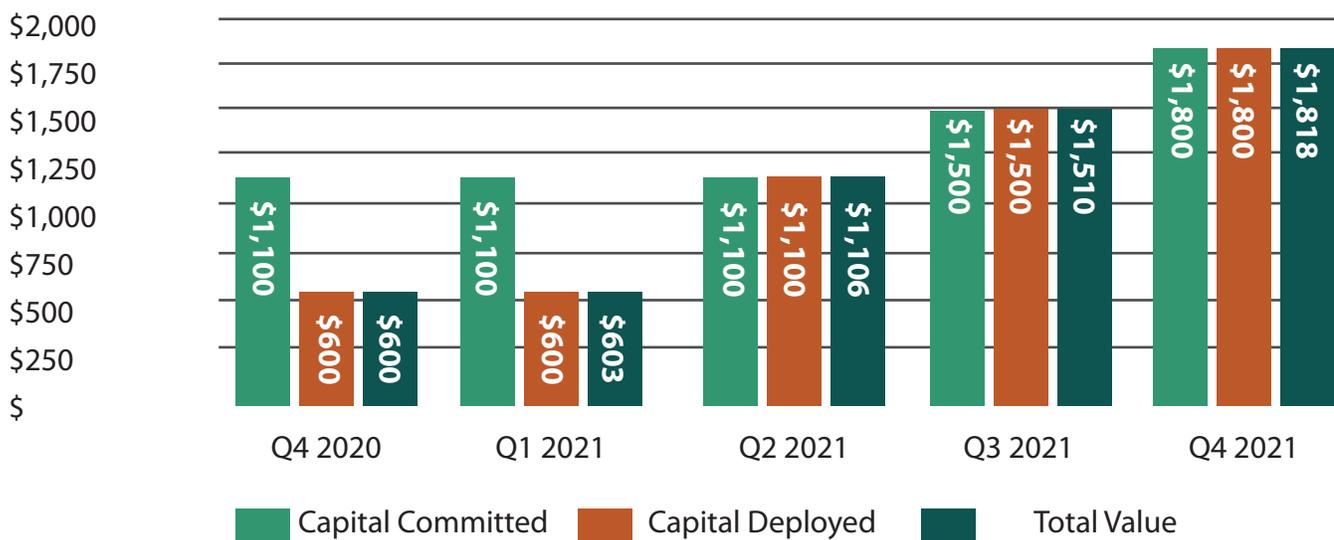
(\$ Thousands)

Name	Vintage	Maturity	Impact Theme	Asset Type	Committed	Funded	Proceeds Received	Total Value	Value / Funded	IRR
Nebraska Enterprise Fund	2020	2026	Economic Opportunity	Intermediary Loan	\$400	\$400	\$8.00	\$408	1.02x	1.93%
Native360 Loan Fund, Inc.	2020	2025	Economic Opportunity	Intermediary Loan	\$200	\$200	\$3.50	\$204	1.02x	1.69%
Midwest Housing Development Fund	2021	2027	Housing	Intermediary Loan	\$500	\$500	\$5.00	\$505	1.01x	1.00%
Grameen America	2022	2026	Economic Opportunity	Intermediary Loan	\$400	\$400	\$1.80	\$402	1.00x	0.45%
Spark Capital	2023	2026	Economic Opportunity	Intermediary Loan	\$300	\$300	\$0.00	\$300	1.00x	0.00%
<b>Total</b>					<b>\$1,800</b>	<b>\$1,800</b>	<b>\$18</b>	<b>\$1,818</b>	<b>1.01x</b>	<b>1.67%</b>

# Portfolio Development<sup>(1)</sup>

As of December 31, 2021

(\$ Thousands)



(1) This graph represents cumulative investments in the cumulative portfolio value of the Community Loan Fund. Total value is equal to proceeds plus the remaining value investment(s).

# Glossary

**Committed** represents the dollar value of commitments made to investee(s), both funded and unfunded.

**Funded** is the total paid-in capital.

**Unfunded** represents the balance of commitments not yet funded (i.e. committed amount less funded amount).

**Proceeds Received**, or realized value, represents the value of all interest payments, principal payments, fund distributions, and other payments from investees to-date.

**Unrealized Value** is the value of the outstanding balance for debt investments and net asset value for equity investments.

**Total Value** represents the sum of the Unrealized Value and Proceeds Received from investee(s).

**Proceeds Received / Funded** is equal to the realized value of investment(s) as a percentage of amount funded.

**Total Value / Funded** is equal to the total value of the investment as a percentage of amount funded.

**Internal Rate of Return** is the discount rate at which the cash inflows from investment(s) is equal to cash outflows.

## Community Loan Fund Social Impact Themes:

 **Neighborhoods and Housing:** improving affordability and quality of housing; improving home ownership and reducing homelessness.

 **Economic Opportunity:** reducing underemployment and unemployment; improving earnings and access to jobs; reducing the gender pay gap.

 **Arts and Culture:** increasing job opportunities for creative professionals; increasing funding for the arts; increasing access to the arts.

 **Health:** improving mental health, healthcare coverage, and access to healthy foods; reducing hunger, obesity, and sexually transmitted diseases.

 **Transportation:** Increasing transit channels to and from work; reducing commute times; improving access to public transit; increasing biking and walking opportunities.

 **Education:** increasing educational outcomes in K-8; reducing high school dropout rates; increasing high school graduation rates; increasing post-secondary attendance, completion, and readiness.

 **Civic Engagement:** increasing opportunities for volunteering and philanthropy; increasing neighbor connectivity; increasing voter participation; improving diversity of elected officials.

 **Safety:** Reducing violent crime, aggravated assaults, property crime, and intimate partner violence.