



**Omaha
Community
Foundation**

Community Loan Fund Annual Portfolio Monitoring Report

December 31, 2022

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.

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Portfolio Summary

As of December 31, 2022

Financial Overview

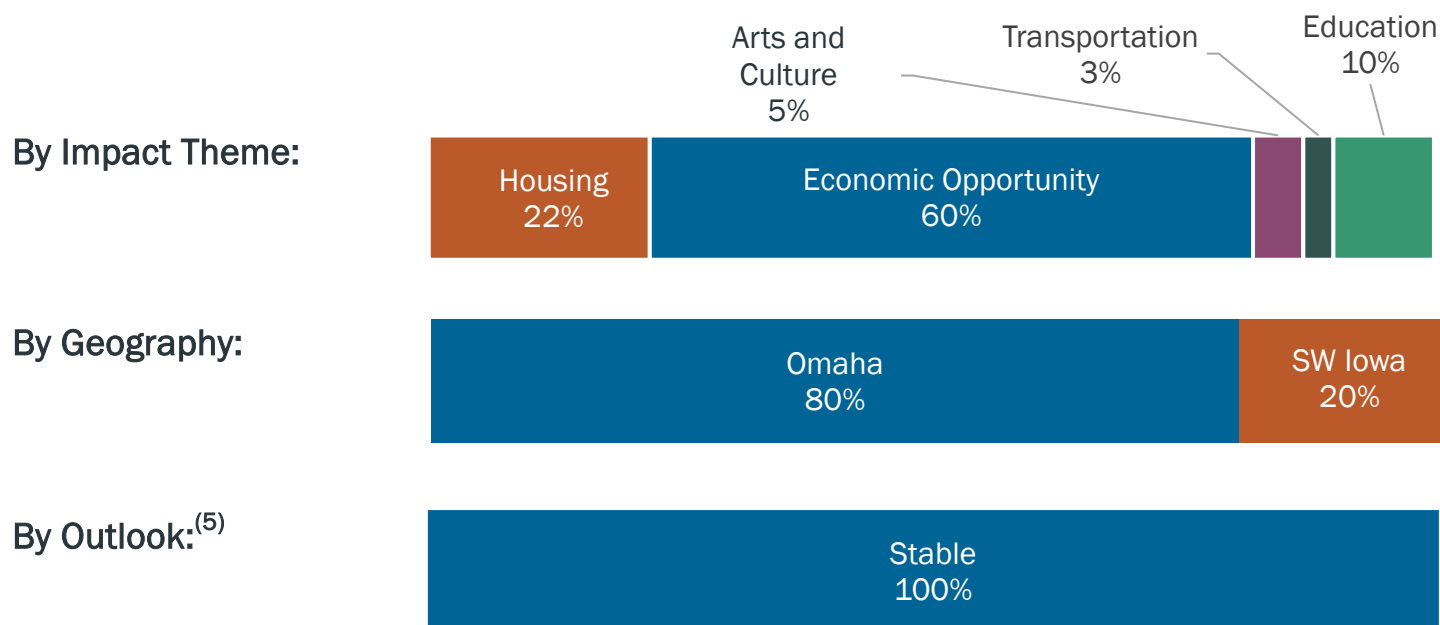
Total Committed ⁽¹⁾	\$1,930,000
Total Funded	\$1,930,000
Unfunded Commitments	\$0
Proceeds Received	\$54,547
Unrealized Value	\$1,930,000
Proceeds / Funded	0.02x
Total Value / Funded	1.02x
Internal Rate of Return (IRR)	1.91%

Impact Overview: 2022⁽²⁾

Businesses Funded in Metro Omaha	3,102
Entrepreneurs of Color Funded ⁽³⁾	3,021
Women Entrepreneurs Funded	3,033
% of Borrowers in High-Need Areas ⁽⁴⁾	89%
Individuals Receiving Training	5,269
No. of Jobs Created or Retained	3,583
Affordable Housing Units Developed	205
Affordable Housing Units Preserved	13

Portfolio Distribution

As of December 31, 2022



(1) Does not include a ~\$250K investment in Canopy South that was pending as of the date of this Report.

(2) The Impact Overview reflects the cumulative impact of investees for the 2022 calendar year and is not specific to the Community Loan Fund's investment. By contrast, the Financial Overview is cumulative from the launch of the fund in 2020.

(3) 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. Figure only representative of investees who reported underlying figures for borrowers.

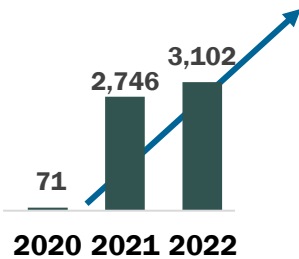
(5) The term "Stable" indicates organizations in good financial standing. The term "Watch" indicates organizations encountering difficulty that might impact repayment.

Impact Overview

Launched in 2020, the Community Loan Fund has invested in six local nonprofit organizations focused primarily on economic development and affordable housing. These organizations collectively achieved the following impact in 2022.

Impact Highlights: 2022

Businesses Supported



89%

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

3,583 Jobs



Created or retained

205 Affordable Housing Units Developed



73%

Of homes financed serve families that **make under 60% Area Median Income**

5,269 Individuals



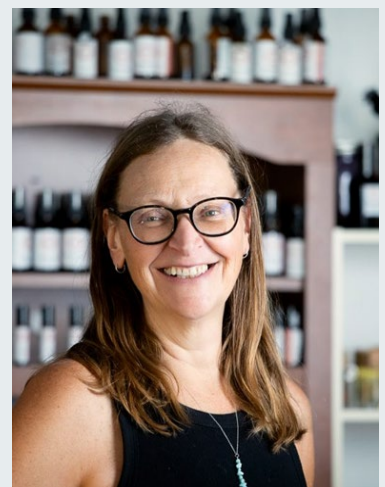
Provided with **financial literacy or business training**

Investee Spotlight: Nebraska Enterprise Fund

The **Nebraska Enterprise Fund** is a nonprofit organization that provides flexible financing to small and micro businesses. The Omaha Community Foundation invested \$400,000 in this nonprofit organization in the form of a low-interest loan, which they used to support entrepreneurs like Sheri Noordam.

Noordam owns Naad's Naturals, which specializes in all-natural, homemade aromatherapy oils, jewelry and other eco-friendly items. Noordam used the financing from the Nebraska Enterprise Fund to purchase and equip a travel unit that allows her to travel to markets and events across the country to sell her products. The added exposure opened a new wholesale market for Noordam, and Naad's Naturals are now featured in several stores.

“I met with a representative from the Nebraska Enterprise Fund, showed them my plan, shared my dreams and even the things I was afraid of,” Noordam said. “Working with NEF was amazing. I worked with a loan officer who went to bat for me. She took my story to the credit committee and sold my story.”



Sheri Noordam

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.