



**Loan Portfolio Tape**  
**Developer & Affiliate Loan Portfolio**  
**As of 12.31.2025**

										DEMOGRAPHICS <sup>3</sup>					SUSTAINABILITY			
Loan Balance	Type	Risk1	LTV%2	Units	Area Median	Income%	# of Construction	Property	Property	(%) Hispanic	(%) African	(%) Native	(%) Asian	(%) Other	TOD4	LIHTC5	Section 8	Energy
12/31/2025							Jobs	City	State	Zip Code	American	American						Retrofit
962,502	PERM		-	46		57		LOS ANGELES	CA	90044	40%	57%	0%	0%	3%			
-	LOCR	1	63	-		-	-	NORTH HOLLYWOOD	CA	91605	91%	3%	0%	6%	1%			
4,130,000	LOCR		-					VARIOUS	CA	VARIOUS								
800,595	PERM		-	61		51		LOS ANGELES	CA	90044	73%	21%	0%	1%	4%		X	
3,360,529	PERM	1	59	38		60	-	LOS ANGELES	CA	90027	72%	11%	0%	11%	6%	X		
3,281,669	PERM		-	121		40		LONG BEACH	CA	90813	61%	21%	0%	12%	5%	X	X	X
3,519,000	PERM		20					HUNTINGTON PARK	CA	90255	97%	1%	0%	2%	0%			
658,570	PERM	1	68	14		40	16	SANTA PAULA	CA	93060	96%	1%	0%	2%	1%		X	
570,624	PERM	1	37	10		39	12	LOS ANGELES	CA	90038	79%	7%	0%	8%	7%			X
2,133,702	PERM	1	54	66		48	77	GLENDALE	CA	91201	50%	0%	0%	41%	8%		X	
3,142,490	PERM	1	61	50		49	58	NAPA	CA	94558	95%	2%	0%	2%	1%		X	
1,114,735	PERM	1	44	13		50	15	CAMARILLO	CA	93010	90%	2%	1%	4%	3%			X
774,127	PERM	1	40	10		41	12	CAMARILLO	CA	93010	90%	2%	1%	4%	3%			X
4,850,905	PERM	1	28	204		40	-	LONG BEACH	CA	90810	17%	46%	14%	7%	15%		X	X
1,225,000	BRDG	1	58	22		30	26	OAKLAND	CA	94609	28%	40%	0%	21%	11%			X
2,532,000	ACQR	1	60	92		78	107	LOS ANGELES	CA	90005	46%	8%	0%	46%	1%	X		X
1,773,322	ACQR	1	35	174		60	202	ELK GROVE	CA	95757	35%	26%	1%	32%	6%	X	X	
3,240,000	ACQR	1	90	92		40	107	LOS ANGELES	CA	90028	52%	27%	3%	14%	4%	X	X	
4,786,189	PERM	1	55	63		52	73	CARSON	CA	90745	33%	12%	1%	49%	5%	X	X	
1,529,544	LOCR	2	-				-	LONG BEACH	CA	90804	39%	12%	0%	39%	11%		X	X
8,551,587	PERM	1	49	110		60	128	PASO ROBLES	CA	93446	78%	7%	1%	2%	12%		X	X
2,918,378	ACQR	1	55	200		-	-	SANTA BARBARA	CA	93103	93%	3%	1%	2%	2%			
2,454,353	PERM	1	45	14		60	16	MENLO PARK	CA	94025	36%	11%	1%	39%	13%			X
8,891,344	PERM	1	37	95		43	110	LONG BEACH	CA	90806	64%	12%	1%	16%	7%	X	X	X
8,306,016	PERM	1	46	103		45	119	LOS ANGELES	CA	90008	17%	67%	1%	12%	3%	X	X	X
2,207,962	PERM	1	27	45		71	52	NORTHRIDGE	CA	91324	56%	10%	0%	26%	8%			X
3,291,269	ACQR	1	100	61		49	71	LOS ANGELES	CA	90008	5%	86%	0%	3%	5%	X	X	
25,624	PRED	1	-				-	LOS ANGELES	CA	90008	5%	86%	0%	3%	5%	X	X	
7,613,040	PERM	1	79	24		80	10	ASHLAND	CA	94578	59%	25%	1%	13%	2%			X
7,748,187	CONR	1	62	39		80	45	WILMINGTON	CA	90744	95%	2%	0%	2%	0%			X
5,269,793	PERM	1	51	140		58	162	FRESNO	CA	93722	69%	4%	2%	21%	4%			
1,860,000	ACQR	1	80	76		49	87	CHICO	CA	95973	58%	7%	6%	8%	21%		X	X
3,418,352	CONR	1	62	12		111	14	VAN NUYS	CA	91411	87%	5%	0%	5%	3%	X		
1,300,000	ACQR	1	66	224		91	258	LANCASTER	CA	93536	56%	24%	1%	11%	8%			
2,470,000	ACQR	1	80	102		39	118	ARCADIA	CA	91006	33%	2%	0%	61%	5%		X	X
4,006,456	CONR	1	54	15		120	18	LOS ANGELES	CA	90038	80%	7%	0%	8%	5%			
5,384,684	ACQR	1	100	96		37	111	CHULA VISTA	CA	91910	70%	8%	0%	15%	7%	X	X	
38,628	PRED	1	-				-	CHULA VISTA	CA	91910	70%	8%	0%	15%	7%	X	X	
10,620,000	ACQR	1	118	51		48	59	VENICE	CA	90291	64%	18%	0%	7%	10%	X	X	
40,183	PRED	1	-				-	VENICE	CA	90291	64%	18%	0%	7%	10%	X	X	
3,710,156	ACQR	1	49	116		57	135	MILPITAS	CA	95035	10%	2%	0%	85%	3%	X	X	
19,955,141	CONR	1	43	110		95	128	PALO ALTO	CA	94306	18%	6%	0%	59%	17%			
12,250,000	CONR	1	29	50		49	245	SAN PABLO	CA	94806	54%	19%	0%	22%	5%			
1,840,596	LOCR	1	-				-	SANTA MONICA	CA	90401						X	X	X
5,763,649	ACQR	1	73	72		52	83	SANTA MONICA	CA	90404	56%	16%	0%	18%	9%		X	
9,796,503	CONR	1	53	53		80	63	LOS ANGELES	CA	90037	87%	11%	0%	1%	2%	X		
3,388,009	ACQR	1	95	99		40	111	COVINA	CA	91724	76%	4%	0%	16%	4%	X	X	X
1,496,734	ACQR	1	25	73		50	85	MONTEBELLO	CA	90640	95%	0%	0%	4%	1%	X	X	
5,793,446	ACQR	1	74	124		59	144	WOODLAND HILLS	CA	91367	36%	13%	1%	28%	23%		X	
2,312,792	PRED	1	-				-	WOODLAND HILLS	CA	91367	36%	13%	1%	28%	23%		X	



											DEMOGRAPHICS <sup>3</sup>					SUSTAINABILITY			
Loan Balance 12/31/2025	Type	Risk1	LTV%2	Units	Area Median Income%	# of Construction Jobs		Property City	Property State	Property Zip Code	(%) Hispanic	(%) African American	(%) Native American	(%) Asian	(%) Other	TOD4	LIHTC5	Section 8	Energy Retrofit
6,810,638	ACQR	1	82	99	60	115	CORTE MADERA	CA	94925	43%	2%	0%	24%	31%		X	X		
837,299	ACQR	1	8	131	50	152	PETALUMA	CA	94954	68%	3%	1%	16%	13%					
2,436,328	ACQR	1	69	165	59	191	OCEANSIDE	CA	92058	74%	9%	0%	9%	8%		X	X		
5,100,000	ACQR	1	36	79	58	104	BAKERSFIELD	CA	93304	75%	18%	1%	2%	3%				X	
837,403	CONR	1	64	42	79	48	LOS ANGELES	CA	90064	48%	6%	0%	37%	8%		X			
8,129,534	ACQR	1	85	244	48	283	RESEDA	CA	91335	73%	6%	0%	15%	6%		X	X		
1,461,058	PRED	1	-			-	RESEDA	CA	91335	73%	6%	0%	15%	6%		X	X		
11,931,199	PERM	1	36	86	40	100	ANAHEIM	CA	92805	94%	0%	0%	5%	1%			X	X	X
6,255,989	ACQR	1	115	80	50	104	LA CRESCENTA	CA	91214	22%	1%	0%	67%	10%			X	X	
10,151,246	ACQR	1	60	86	59	99	NORCO	CA	92860	85%	2%	1%	4%	8%		X	X		
7,098,375	ACQR	1	87	240	58	278	SIMI VALLEY	CA	93063	58%	3%	1%	26%	12%			X		
11,206,058	ACQR	1	70	395	60	453	CANOGA PARK	CA	91303	33%	25%	0%	28%	13%		X	X		
1,467,604	PRED	1	-			-	CANOGA PARK	CA	91303	33%	25%	0%	28%	13%		X	X		
1,300,000	BRDG	1	20	62	49	72	LOS ANGELES	CA	90015	59%	23%	1%	13%	5%		X	X		
8,543,644	ACQR	1	60	214	60	184	PASADENA	CA	91107	52%	10%	0%	29%	9%		X	X		X
1,202,802	PRED	1	-			-	PASADENA	CA	91107	52%	10%	0%	29%	9%		X	X		X
10,110,938	ACQR	1	90	304	60	352	SANTA CLARA	CA	95054	18%	3%	0%	73%	6%			X		
7,747,781	ACQR	1	49	272	60	104	SAN JOSE	CA	95126	36%	14%	0%	43%	8%			X		
2,176,200	ACQR	1	81	72	47	104	PARADISE	CA	95969	56%	0%	0%	6%	38%		X	X		
750,000	PRED	1	-			-	LOS ANGELES	CA	90017							X	X	X	
342,740	CONR	1	50	84	71	97	LOS ANGELES	CA	90043	48%	47%	0%	1%	5%		X			
1,740,000	PERM		-	196	45		LONG BEACH	CA	90810	17%	46%	14%	7%	15%					
598,056	PERM		-	81	49		LONG BEACH	CA	90810	17%	46%	14%	7%	15%					
500,000	LOCR	1	-			-	VARIOUS	CA	90000										
22,382	PERM	1	13	13	-	-	Cudahy	CA	90201	98%	1%	0%	1%	0%					
10,606	PERM	1	13	13	-	-	Cudahy	CA	90201	100%	0%	0%	0%	0%					
1,194,044	PERM		28	103	58		HUNTINGTON PARK	CA	90255	97%	1%	0%	2%	0%			X		
13,000,000	PERM		430	31	41		LONG BEACH	CA	90810	17%	46%	14%	7%	15%					
<b>763,113,527</b>				<b>12,071</b>		<b>13,150</b>				<b>58%</b>	<b>14%</b>	<b>1%</b>	<b>19%</b>	<b>8%</b>		<b>293,589,868</b>	<b>438,646,995</b>	<b>267,760,779</b>	<b>87,528,074</b>

**Footnotes:**

- Loans to controlled affiliates are not risk rated
- Lines of credit do not have LTV's
- Demographic information is gathered from the Census based on Zipcode and not individual units in the developments.
- Transit Oriented Development
- Low-Income Housing Tax Credit

Source data: <https://geomap.ffiec.gov/FFIECGeocMap/GeocodeMap1.aspx>

**Type:**

ACQR	Acquisition
BRDG	Bridge
CONR	Construction
LOCR	Line of Credit
PRED	Predevelopment
PERM	Permanent Loan

**Affordability as % of AMI**

Affordability	Area Median Income (AMI)
Extremely Low Income	0-30%
Very Low Income	30-50%
Low Income	50-80%
Moderate Income	80-120%

**Risk Rating**

1	Pass (Lowest Risk)
2	Watch
3	Special Mention
4	Substandard
5	Doubtful
6	Loss (High Risk)