

Development Team Description

List each member of the development team with his/her associated developments: (attach additional pages if necessary)

Affordable Housing Partners, Inc. (AHP) is the sole member of AHP-Blythewood, LLC, which is the General Partner of the owner, Pedcor Investments-2023-CXCIII, L.P. AHP's nationwide experience has been in operation since 1996. AHP partners on affordable housing projects financed with Low Income Housing Tax Credits (LIHTC) and tax-exempt bonds. AHP was managing member of Broad River Village, Phase I, a LIHTC deal in South Carolina completed in 2024, and is currently partnering with Pedcor Investments, A Limited Liability Company (PILLC) on four additional LIHTC deals in South Carolina that are submitting for an allocation in 2025 and 2026. PILLC has vast experience nationwide as shown on the attached 'Pedcor Investments Multifamily Development Portfolio.' Please also see the attached 'Organization Chart' for further information.

Pedcor Development Associates, LLC (PDA) has served as the developer for the projects listed on the attached 'Pedcor Investments Multifamily Development Portfolio.' The owners of PDA are the Gerald Pedigo Trust Dated August 26, 1987, Bruce A. Cordingley, and Stoffregen Investments, LLC.

PEDCOR INVESTMENTS MULTIFAMILY DEVELOPMENT PORTFOLIO

Name		Location	Total Units	LIHTC	Market	Completion Date
English Village	SOLD 04/07	Indianapolis, IN	208	208	0	Apr-88
Emerson Village	SOLD 01/08	Indianapolis, IN	144	144	0	Nov-87
Emerson Lakes	SOLD 01/08	Indianapolis, IN	208	0	208	Dec-88
Mann Village I	SOLD 04/08	Indianapolis, IN	204	192	12	Jan-89
Thompson Village	SOLD 04/07	Indianapolis, IN	240	240	0	Sep-89
Greenfield Village I	SOLD 11/08	Greenfield, IN	128	56	72	Dec-89
Port Crossing I	SOLD 04/24	Portage, IN	160	160	0	Dec-89
Round Barn Manor		Greencastle, IN	112	49	63	Dec-89
Golfview	SOLD 03/24	Valparaiso, IN	240	0	240	Jun-90
Greenfield Village II	SOLD 11/08	Greenfield, IN	128	56	72	Jul-90
Mann Village II	SOLD 04/08	Indianapolis, IN	132	123	9	Dec-90
Shady Knoll I	SOLD 11/24	Crawfordsville, IN	112	48	64	Jan-91
Lakeview I	SOLD 11/24	Franklin, IN	160	70	90	Apr-92
Shady Knoll II	SOLD 11/24	Crawfordsville, IN	48	48	0	Jul-94
Bittersweet Pointe	SOLD 01/12	Mishawaka, IN	116	116	0	Dec-93
Ohio Street Townhomes ¹		Indianapolis, IN	20	20	0	Dec-94
Port Crossing II	SOLD 04/24	Portage, IN	96	96	0	Jun-95
Cedar Run		Huntington, IN	104	104	0	Jun-95
Woodland Crossing II	SOLD 07/24	Michigan City, IN	80	80	0	Aug-95
Shady Knoll III	SOLD 11/24	Crawfordsville, IN	48	48	0	Mar-95
Lakeview II	SOLD 11/24	Franklin, IN	64	64	0	Oct-95
Woodland Crossing I	SOLD 07/24	Michigan City, IN	64	64	0	Jun-96
Port Crossing III	SOLD 04/24	Portage, IN	176	96	80	Aug-96
Pinewood ²	SOLD 06/03	El Cajon, CA	56	56	0	Jun-97 acq/rehab
Sycamore Springs I	SOLD 07/24	Seymour, IN	128	128	0	Jul-97
Lyons Gate	SOLD 02/25	Miamisburg, OH	240	176	64	Feb-98
Bella Vista ²	SOLD 03/13	El Cajon, CA	150	150	0	Apr-98 acq/rehab
Coburn Place ³		Indianapolis, IN	35	35	0	Mar-97
Willow Lake I	SOLD 11/24	Lima, OH	192	192	0	Jan-99
Berrien Woods I		Niles, MI	72	72	0	Apr-99
Sierra Vista ²	SOLD 06/00	Lake Elsinore, CA	81	0	81	May-99 acq/rehab
Cumberland Crossing		Fishers, IN	232	232	0	Aug-99
Eagle Ridge ²	SOLD 08/04	Colton, CA	144	0	144	Aug-99 acq/rehab
Crystal Glen I	SOLD 11/24	Findlay, OH	192	192	0	Mar-00
Berrien Woods II		Niles, MI	56	56	0	Aug-99
Racquet Club ²	SOLD 03/02	Highland, CA	92	0	92	Nov-99 acq/rehab
Ravenbrook ³		Indianapolis, IN	15	15	0	Dec-99
Amberwood Villas ²	SOLD 01/04	Hemet, CA	180	0	180	Feb-00 acq/rehab
Sycamore Springs II	SOLD 07/24	Seymour, IN	80	0	80	Jun-00
Waterfront Pointe	SOLD 12/24	Indianapolis, IN	192	182	10	Mar-01
Hickory Knoll ²		Anderson, IN	64	64	0	May-00 acq/rehab
Villa Del Sol ²	SOLD 12/01	Temecula, CA	48	0	48	May-00 acq/rehab
Lake Breeze ²	SOLD 06/04	Hemet, CA	74	0	74	Jun-00 acq/rehab
Sky Terrace ²	SOLD 06/04	Hemet, CA	20	0	20	Jun-00 acq/rehab
Whispering Pines ²	SOLD 06/04	Hemet, CA	50	0	50	Jun-00 acq/rehab
Edgewater ⁴	SOLD 06/24	Greensburg, IN	80	40	40	Jun-00 acquisition
Springview I ⁴	SOLD 06/24	Newburgh, IN	96	48	48	Jun-00 acquisition
Autumn Trace I ⁴	SOLD 07/24	Kokomo, IN	64	64	0	Jun-00 acquisition
Autumn Trace II ⁴	SOLD 07/24	Kokomo, IN	64	32	32	Jun-00 acquisition
Deerfield I ⁴	SOLD 06/24	Kendallville, IN	40	40	0	Jun-00 acquisition

PEDCOR INVESTMENTS MULTIFAMILY DEVELOPMENT PORTFOLIO

Name		Location	Total Units	LIHTC	Market	Completion Date
Deerfield II ⁴	SOLD 06/24	Kendallville, IN	40	40	0	Jun-00 acquisition
Fox Hill I ⁴	SOLD 09/24	Bloomington, IL	40	40	0	Jun-00 acquisition
Fox Hill II ⁴	SOLD 09/24	Bloomington, IL	48	48	0	Jun-00 acquisition
Saddlebrook I ⁴	SOLD 06/24	Henderson, KY	40	40	0	Jun-00 acquisition
Saddlebrook II ⁴	SOLD 06/24	Henderson, KY	40	40	0	Jun-00 acquisition
Prairie Green I ⁴		Urbana, IL	56	56	0	Jun-00 acquisition
Prairie Green II ⁴		Urbana, IL	48	24	24	Jun-00 acquisition
Prairie Green III ⁴		Urbana, IL	48	48	0	Jun-00 acquisition
Vann Park I ⁴	SOLD 06/24	Evansville, IN	44	40	4	Jun-00 acquisition
Vann Park II ⁴	SOLD 06/24	Evansville, IN	48	48	0	Jun-00 acquisition
Vann Park III ⁴	SOLD 06/24	Evansville, IN	64	32	32	Jun-00 acquisition
Vann Park IV ⁴	SOLD 06/24	Evansville, IN	40	40	0	Jun-00 acquisition
Crystal Glen II ⁵	SOLD 11/24	Findlay, OH	64	48	16	Oct-00
Knollwood Crossing I ⁵	SOLD 12/23	Hamilton, OH	240	180	60	Sep-01
Autumn Woods I ⁵	SOLD 10/24	Crawfordsville, IN	96	72	24	Jul-00
Sand Creek I		Adrian, MI	96	96	0	Oct-01 acq/rehab
Teal Run I		Battle Creek, MI	150	100	50	Nov-02
Crooked Creek I		Kansas City, MO	176	176	0	Nov-02
Brownsburg Pointe I	SOLD 03/24	Brownsburg, IN	80	64	16	Aug-02
The Overlook		Elkhart, IN	188	188	0	Jul-02
Golf Pointe	SOLD 11/24	Columbus, OH	228	228	0	Jul-02
Berrien Woods III		Niles, MI	128	77	51	Sep-02
Whispering Pines I		Coldwater, MI	112	112	0	Nov-02
Autumn Woods II ⁵	SOLD 10/24	Crawfordsville, IN	96	72	24	Jun-02
Lake Pointe	SOLD 10/07	Portage, IN	192	0	192	Dec-02
Riverbend I		Grand Island, NE	160	128	32	Feb-04
Lakes of Georgetown	SOLD 02/25	Indianapolis, IN	208	156	52	Dec-03
Sand Creek II		Adrian, MI	126	76	50	Sep-03
The Masters I		Valparaiso, IN	176	88	88	Sep-03
Danbury Court I		Bloomington, IL	128	96	32	Apr-04
Allegro ²	SOLD 07/07	Phoenix, AZ	264	0	264	Mar-04 acq/rehab
Lions Creek ²	SOLD 05/24	Noblesville, IN	502	0	502	Jun-04 acq/rehab
Echo Ridge ²	SOLD 07/13	Indianapolis, IN	208	0	208	Aug-04 acquisition
Palm Valley ²	SOLD 03/11	Goodyear, AZ	264	0	264	Sep-04 acquisition
Ashton Pines I		Elkhart, IN	144	106	38	Dec-03
North Lake	SOLD 01/25	Elkhart, IN	192	167	25	Mar-04
Brownsburg Pointe II	SOLD 03/24	Brownsburg, IN	80	71	9	Dec-03
Brainard Landings I		Lincoln, IL	56	56	0	Aug-04
Princeton Lakes	SOLD 09/23	Noblesville, IN	208	208	0	Apr-05
Knollwood Crossing II	SOLD 12/24	Hamilton, OH	128	128	0	Jan-05
Cedars at Rivers Bend	SOLD 04/25	South Lebanon, OH	176	176	0	Aug-06
Whispering Pines II		Coldwater, MI	44	44	0	Aug-04
Heights at Knollwood Crossing	SOLD 12/24	Hamilton, OH	192	0	192	May-06
Crooked Creek II		Kansas City, MO	112	112	0	May-07
Danbury Court II		Bloomington, IL	128	96	32	Jul-06
Saddlebrook III	SOLD 06/24	Henderson, KY	48	48	0	Dec-05
Springview II	SOLD 06/24	Newburgh, IN	66	66	0	Aug-06
Lakes of Beavercreek	SOLD 03/24	Beavercreek, OH	212	0	212	Jan-08
Southwind Lakes I	SOLD 10/24	Memphis, TN	200	200	0	Apr-07
Teal Run II		Battle Creek, MI	76	0	76	Jun-06

PEDCOR INVESTMENTS MULTIFAMILY DEVELOPMENT PORTFOLIO

Name	Location	Total Units	LIHTC	Market	Completion Date
Preserve of Avon	Avon, IN	128	113	15	Aug-06
Trotters Pointe I	SOLD 12/17 Greenwood, IN	256	0	256	May-07
Stoneridge I	Kearney, NE	80	70	10	Nov-06
Alderwood Estates	Bay City, MI	150	150	0	May-07
Trotters Pointe II	Greenwood, IN	120	106	14	Apr-07
GreyStone I	Noblesville, IN	236	236	0	Jan-08
Clay Terrace I	Kansas City, MO	210	210	0	Sep-08
Southwind Lakes II	SOLD 10/24 Memphis, TN	76	0	76	Aug-08
Ashland Lakes I	Memphis, TN	200	200	0	Nov-07
Avalon Lakes	Marion, OH	176	176	0	Apr-08
Riverbend II	Grand Island, NE	96	81	15	Feb-08
Masters II	Valparaiso, IN	64	54	10	Jan-08
Weatherly Ridge I	Antioch, TN	192	192	0	Jan-09
Delaware Trace I	Evansville, IN	112	95	17	Mar-08
Alison Pointe I	Foley, AL	128	128	0	Jun-08
Brainard Landings II	Lincoln, IL	46	46	0	Dec-07
Valley View	Moline, IL	192	192	0	May-09
Timber Ridge I	Lynchburg, VA	96	96	0	Jul-08
Retreat at Dry Creek Farms I	Goodlettsville, TN	176	176	0	Feb-09
Cross Creek I	Davenport, IA	192	192	0	May-09
Alison Pointe II	Foley, AL	128	0	128	Jun-08
Irvington Heights I	Omaha, NE	160	160	0	Oct-09
Timber Ridge II	Lynchburg, VA	72	72	0	Nov-09
Forest Ridge	Indianapolis, IN	220	220	0	Jan-10
Ashland Lakes II	Memphis, TN	212	212	0	Oct-09
GreyStone II	SOLD 07/12 Noblesville, IN	216	0	216	Dec-09
Ashton Pines II	Elkhart, IN	144	144	0	Jan-10
Weatherly Ridge II	Antioch, TN	48	48	0	Dec-09
Residences at Carmel City Center ⁹	Carmel, IN	106	0	106	Sep-10
Cross Creek II	Davenport, IA	144	144	0	Aug-10
Whisper Ridge	West Des Moines, IA	208	208	0	Sep-10
Bradford Park	Indianapolis, IN	96	81	15	Sep-10
Prairie Meadows I	Greenfield, IN	100	85	15	Dec-10
Franklin Cove I	Indianapolis, IN	100	85	15	Oct-10
Stoneridge II	Kearney, NE	24	24	0	Oct-10
Irvington Heights II	Omaha, NE	32	32	0	Nov-10
Trotters Pointe III	Greenwood, IN	96	96	0	Jun-11
Village Park	Waukegan, IL	126	113	13	Oct-11
Appleton I	Lincoln, NE	84	84	0	Oct-11
Cimarron Terrace I	La Vista, NE	84	84	0	Nov-11
May River Village ⁶ w/o property mgmt. contract	Bluffton, SC	68	68	0	Jan-12
Steeple on Washington	Indianapolis, IN	144	144	0	Dec-12
Cimarron Terrace II	La Vista, NE	48	38	10	Aug-12
Fletcher Estates I	Ankeny, IA	48	48	0	Nov-12
Walnut Manor ⁷	Muncie, IN	120	0	120	Nov-11 acquisition
Single Family Rentals ⁷	Evansville, IN	57	0	57	Dec-11 acq/rehab
Harborview ⁷	National City, CA	75	0	75	Jan-12 acq/rehab
The Cove ⁷	Bear Valley, CA	24	0	24	Jan-12 acq/rehab
Foxbrook ⁷	Muncie, IN	40	0	40	Mar-12 acq/rehab
Centro ⁷	National City, CA	60	0	60	Apr-12 acq/rehab
Retreat at Dry Creek Farms II	Goodlettsville, TN	92	92	0	Sep-13

PEDCOR INVESTMENTS MULTIFAMILY DEVELOPMENT PORTFOLIO

Name	Location	Total Units	LIHTC	Market	Completion Date
Congress Parkway	Crystal Lake, IL	60	60	0	Nov-14
Franklin Cove II ⁸	Indianapolis, IN	64	64	0	Jul-14
Trotters Pointe IV ⁸	Greenwood, IN	24	24	0	May-14
Nash Building ⁹	Carmel, IN	30	0	30	Feb-15
Retreat on Washington	Indianapolis, IN	62	62	0	May-15
Appleton II	Lincoln, NE	56	56	0	Sep-14
Meadows at Dunkirk	Aurora, CO	204	204	0	Jun-16
Ashley Estates	Loveland, CO	224	224	0	Jun-16
William Cannon	Austin, TX	252	252	0	Jun-16
Delaware Trace II ⁸	Evansville, IN	80	80	0	Jan-16
Heights on Parmer I	Austin, TX	252	252	0	Oct-16
Sunset View	Beaverton, OR	236	236	0	Jan-18
Bluffs at Walnut Creek	Raleigh, NC	198	198	0	Aug-17
Tuckaway	Cedar Park, TX	256	256	0	Sep-17
Clay Terrace II ⁸	Kansas City, MO	48	48	0	Mar-17
Prairie Meadows II ⁸	Greenfield, IN	76	76	0	Jun-17
Garden Place	Cary, IL	60	60	0	Mar-17
Briar Green	Durham, NC	200	200	0	Apr-19
Baldwin Chambers ⁹	Carmel, IN	26	0	26	Feb-18
West Gate Ridge	Austin, TX	140	140	0	Jul-18
Fairway Landings at Plum Creek	Kyle, TX	216	216	0	Jul-18
Residences of Gallatin	Gallatin, TN	188	188	0	Sep-18
River Glen I ⁸	Rochester, MN	128	128	0	Apr-20
Oak Valley	San Antonio, TX	192	192	0	Mar-19
Live Oak	Georgetown, TX	108	108	0	Nov-18
River Glen II ⁸	Rochester, MN	80	0	80	Apr-20
Heights on Parmer II	Austin, TX	80	80	0	Apr-19
Hamilton East ⁹	Carmel, IN	5	0	5	Nov-19
Rosewood Station	Happy Valley, OR	212	212	0	Apr-21
B-Line Heights	Bloomington, IN	34	34	0	Jul-19
Shadow Ridge	Round Rock, TX	316	316	0	Oct-20
Woodside Villas ⁸ (51%@80%) SOLD 02/21	Fort Myers, FL	70	0	70	Jul-18 acq/rehab
Palm Villas ⁸ (51%@80%AMI)	Fort Myers, FL	64	0	64	Jul-18 acq/rehab
Kent ⁸	Carmel, IN	83	0	83	Jun-21
Trails at Leon Creek	San Antonio, TX	296	296	0	Aug-20
Granite Pointe	Charlotte, NC	198	198	0	Jan-21
Larkridge	Thornton, CO	338	338	0	Jul-21
Lakeview on the Rise	Fort Collins, CO	180	180	0	Feb-21
Trinity ² (51%@80%AMI) SOLD 02/21	Fort Myers, FL	35	0	35	Dec-18 acq/rehab
Aaron Lakes ⁸ (51%@80%AMI)	Bradenton, FL	100	0	100	Jan-19 acq/rehab
Riverwalk ² (51%@80%AMI)	Fort Myers, FL	52	0	52	Feb-19 acq/rehab
Residences of Long Branch	Rowlett, TX	76	76	0	Dec-20
Bella Grove ⁸	Rochester, MN	128	128	0	Apr-20
Paige Park (51%@80%AMI)	Fort Myers, FL	70	0	70	Jul-19 acq/rehab
Culebra Creek	San Antonio, TX	312	312	0	Oct-21
Holland ²	Carmel, IN	48	0	48	Dec-21
Playfair ⁸	Carmel, IN	64	0	64	Dec-21
Mesa West	San Antonio, TX	280	280	0	Dec-21
Residences of Stillwater	Georgetown, TX	192	192	0	Sep-21

PEDCOR INVESTMENTS MULTIFAMILY DEVELOPMENT PORTFOLIO

Name	Location	Total Units	LIHTC	Market	Completion Date
Sand Creek ⁸ (51%@80% AMI)	St. Petersburg, FL	72	0	72	Dec-19 acq/rehab
Thorncreek I ⁸ (51%@80% AMI)	Thornton, CO	217	0	217	Apr-23
Thorncreek II ² (51%@80% AMI)	Thornton, CO	66	0	66	Jul-23
Mill Run ⁵ (20%@50% / 55%@80%)	Columbia, SC	200	40	160	Feb-20 acq/rehab
Creek at Cottonwood	Colorado Springs, CO	258	258	0	Jun-23
Springbrook	Charlotte, NC	198	198	0	Feb-23
Northview ⁸	San Antonio, TX	156	156	0	Mar-23
Naples 701 ⁸ (51%@80% AMI)	Naples, FL	188	0	188	Oct-20 acq/rehab
Canyon Pass	San Antonio, TX	264	264	0	Jun-23
Broad River Village I ^{5&6}	Port Royal, SC	160	160	0	Apr-24
Ironwood	Lebanon, TN	186	186	0	Mar-23
Grand Station	Austin, TX	216	216	0	Nov-22
The Landings ⁵	Gastonia, NC	156	48	108	Mar-21 acq/rehab
The Boulevard ²	Bradenton, FL	92	0	92	Mar-21 acq/rehab
The Timbers ⁷	Lilburn, GA	150	0	150	Mar-21 acq/rehab
Broad River Village II ^{5&6}	Port Royal, SC	120	24	96	May-24
The Bluffs ⁵	Spartanburg, SC	144	0	144	May-21 acq/rehab
Woodwinds ⁵	Greenville, SC	144	0	144	May-21 acq/rehab
Stone Haven Pointe ¹⁰	Rock Hill, SC	264	0	264	Jun-21 acq/rehab
Ivy Ridge	Buford, GA	256	256	0	May-24
Bluff Ridge ⁸	Jacksonville, NC	108	0	108	Aug-21 acq/rehab
HUB on Harris	Charlotte, NC	216	216	0	May-24
Walden Landings ⁸ (51%@80% AMI)	Hampton, GA	240	0	240	Sep-21 acq/rehab
The Greens on 5th ⁸ (51%@80% AMI)	Fort Walton Beach, FL	96	0	96	Oct-21 acq/rehab
Elevate at 604 West ⁸ (51%@80% AMI)	Fort Walton Beach, FL	99	0	99	Oct-21 acq/rehab
Deep River Pointe ⁸ (51%@80% AMI)	High Point, NC	240	0	240	Dec-21 acq/rehab
Ascent	Nashville, TN	240	240	0	3rd Qtr 25
Crown Point ⁸ (51%@80% AMI)	Spartanburg, SC	241	0	241	Dec-21 acq/rehab
Riverwood ⁸ (51%@80% AMI)	Crestview, FL	130	0	130	Dec-21 acq/rehab
Trails at Twin Lakes ⁸	Durham, NC	168	168	0	3rd Qtr 25
Carriage House ¹⁰ (51%@80% AMI)	Gastonia, NC	156	0	156	Jan-22 acq/rehab
Crosswinds	San Antonio, TX	312	312	0	Jul-24
Cypress West ⁸ (51%@80% AMI)	Fort Myers, FL	200	0	200	Feb-22 acq/rehab
Grove at Kernersville ¹⁰ (51%@80% AMI)	Kernersville, NC	216	0	216	Feb-22 acq/rehab
Charleston Place ¹⁰ (51%@80% AMI)	Jacksonville, NC	120	0	120	Mar-22 acq/rehab
Wren ^{8,9}	Carmel, IN	78	0	78	Oct-24
Denton Grove	Denton, TX	276	276	0	4th Qtr 24
Highland Oaks ^{8,10} (51%@80% AMI)	Winston Salem, NC	200	0	200	Apr-22 acq/rehab
Woodberry ⁸ (51%@80% AMI)	Asheville, NC	168	0	168	May-22 acq/rehab
Legacy at Abbington ^{2,10} (51%@80% AMI)	Jacksonville, NC	240	0	240	May-22 acq/rehab
Crestview at Oakleigh ^{2,10} (51%@80% AMI)	Pensacola, FL	176	0	176	May-22 acq/rehab
Kings Mill ^{2,10} (51%@80% AMI)	Pensacola, FL	200	0	200	May-22 acq/rehab
Windsor ^{2,9}	Carmel, IN	36	0	36	Nov-24
Wescott ¹⁰ (51%@80% AMI)	Tallahassee, FL	444	0	444	Jun-22 acq/rehab
South Emerson Hills	Kannapolis, NC	198	198	0	2nd Qtr 25
Water's Edge ^{2,10} (51% @ 80% AMI)	Pennsacola, FL	184	0	184	Oct-22 acq/rehab
Avril Cambridge Village ^{2,10} 51%/80%AMI	Denver, NC	247	0	247	Nov-22 acq/rehab
Residences at Siena ⁸ (51%@80% AMI)	Round Rock, TX	292	0	292	2nd Qtr 25
Mill Stream	McKinney, TX	240	240	0	2nd Qtr 25

PEDCOR INVESTMENTS MULTIFAMILY DEVELOPMENT PORTFOLIO

Name	Location	Total Units	LIHTC	Market	Completion Date
Silver Station ⁵	Columbia, SC	240	0	240	3rd Qtr 25
City Heights	Indianapolis, IN	200	200	0	3rd Qtr 25
Santiago Estates	Austin, TX	300	300	0	2nd Qtr 26
White Pines I	Nampa, ID	264	264	0	3rd Qtr 26
Retreat at Brighton Ridge	Brighton, CO	264	264	0	2nd Qtr 27
Creek Bend I	San Antonio, TX	312	312	0	3rd Qtr 27
Willow Creek Manor	Houston, TX	264	264	0	2nd Qtr-27
				-	
TOTAL:		36,136	23,608	12,528	

¹ Co-developed/constructed as a joint venture with Eastside Community Investments, Inc., a 501©3 CDC

² Acquired/rehabbed/developed by Pedcor Housing Corporation f/b/o United Fidelity Bank

³ Co-developed/constructed as a joint venture with Martin Luther King Community Development Corporation, a 501©3

⁴ Acquisition of Village Housing Corp LIHTC portfolio from United Fidelity Bank

⁵ Co-developed/constructed f/b/o Affordable Housing Partners, Inc., a 501©3

⁶ Co-developed as a joint venture with Bennett & Reindl, LLC

⁷ Acquired/rehabbed as a Pedcor Development Corporation joint venture with Birge-Held Investments

⁸ Developed/constructed and/or acquired/rehabbed by Village Capital Corporation f/b/o United Fidelity Bank

⁹ Developed/constructed by Carmel City Center, LLC, a Pedcor affiliated developer of retail, office and market rate multifamily rental properties located within the downtown redevelopment district of Carmel, IN

¹⁰ Co-developed/acquisition/rehab joint venture with unaffiliated private parties

In addition to its multifamily activities, Pedcor through its affiliates has developed, leased and manages various mixed-use commercial projects consisting of office and retail space located in the redevelopment district of Carmel, IN. Those **commercial properties** are as follows:

		<u>Completion Date</u>
Pedcor Office Building I	20,000 sf	2003
Pedcor Office Building II	20,000 sf	2003
Pedcor Office Building III	20,000 sf	2005
Pedcor Office Building IV	20,000 sf	2005
Pedcor Office Building V	20,000 sf	2018
Old Town Shoppes I - Office/Retail	30,800 sf	2006
Old Town Shoppes II - Office/Retail	17,000 sf	2006
Carmel City Center - Office/Retail	63,000 sf	2010
Indiana Design Center - Office/Retail	80,000 sf	2010
Spaghetti Factory - Commercial	10,600 sf	2014
Nash - Office/Retail	9,300 sf	2015
Baldwin Chambers - Office/Retail	31,100 sf	2018
Hamilton - Commercial	7,000 sf	2019
Holland - Office/Retail	14,500 sf	2021
Playfair - Office/Retail	15,200 sf	2021
Wren - Office/Retail	40,000 sf	2025
Windsor - Office/Retail	<u>13,400</u> sf	2025
TOTAL:	431,900 sf	

In aggregate, all of Pedcor's affiliated management companies currently manage

26,134 multifamily rental units.

Pedcor Investments-2023-CXCIII, L. P. ("Palomino Estates Apartment Homes") Ownership Chart

