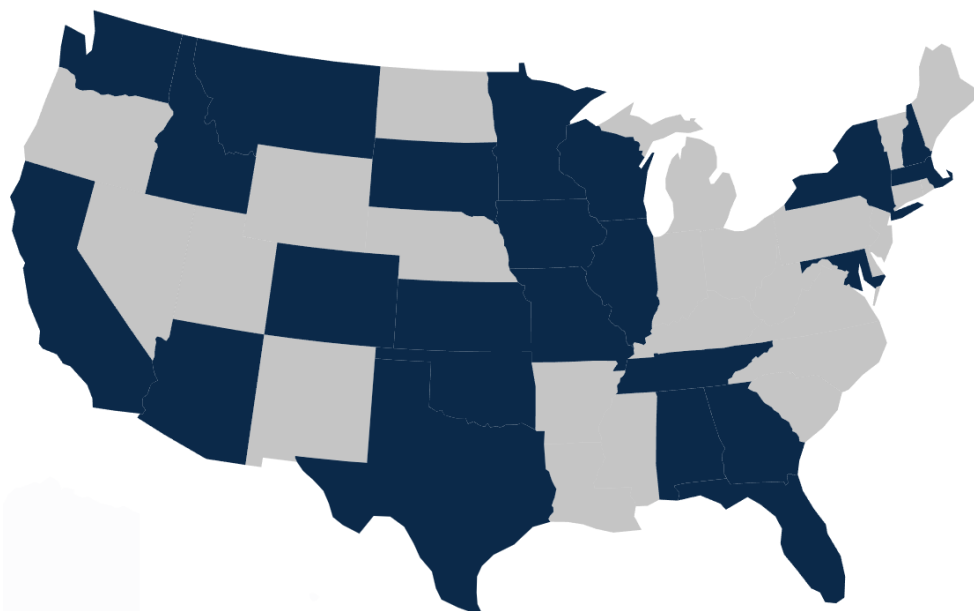


RAYMOND JAMES AFFORDABLE HOUSING INVESTMENTS

IMPACT OF FANNIE MAE INVESTMENTS IN RJHAF 11 - RJAHF 13

\$336,335,297 TOTAL EQUITY INVESTED ACROSS
23 STATES, **44** AFFORDABLE COMMUNITIES



2,620 TOTAL UNITS

598 RECEIVING RENTAL ASSISTANCE



\$168,863,437 EQUITY INVESTED IN **23** RURAL COMMUNITIES,
LEADING TO THE DEVELOPMENT OF **1,024** UNITS



\$80,865,571 EQUITY INVESTED IN **7** NATIVE AMERICAN
COMMUNITIES, LEADING TO THE DEVELOPMENT OF **352** UNITS



36 DEVELOPERS

7 NATIVE AMERICAN PARTNERS

LEARN MORE ABOUT RAYMOND JAMES IN OUR
[CORPORATE RESPONSIBILITY REPORT](#)

RAYMOND JAMES

AFFORDABLE HOUSING INVESTMENTS

555 E STREET SW - WASHINGTON, DC - RJAHF 11

EQUITY: \$7,279,218

PROPERTY OVERVIEW

555 E Street SW is the new construction of a mixed-use project located in Washington, DC. The twelve-story building consists of two towers, with a central courtyard containing a 253-room European style hotel in one tower, and 136 market rate and 58 affordable senior rental units in the second tower. The property includes five studio units and 53 one-bedroom units restricted to households with incomes at the 30% and 50% Area Median Income (AMI) levels. Additionally, seven units are Permanent Supportive Housing (PSH), which are reserved for chronically homeless seniors. These seven units benefit from the District's Local Rent Supplement Program (LRSP) rental assistance.

The property provides supportive services to the PSH tenants which will include comprehensive case management services. All services are provided by Community Connections. Community Connections (CC) case management staff assists these tenants with successfully moving from homeless circumstances to apartments and provides ongoing, wrap-around services to help the residents maintain housing stability. The central deliverable of the program is case management services including outreach, assessment, goal setting, skills training, services referral and coordination, all of which have a primary focus of assisting the tenants with establishing and maintaining their housing and income stability. 555 E Street's amenities include a refrigerator, range, central A/C, dishwasher and garbage disposal, two elevators (in residential tower), common laundry, a community room, business center, swimming pool, on-site management, exercise facility, picnic/recreational area, and limited access security.

OPERATIONAL UPDATE

This property completed lease up of the affordable units in September 2021, significantly on time during the height of COVID lockdown and social distancing concerns. The market rate units leased up by December 2021. Occupancy rate is strong, currently at 98%.

