



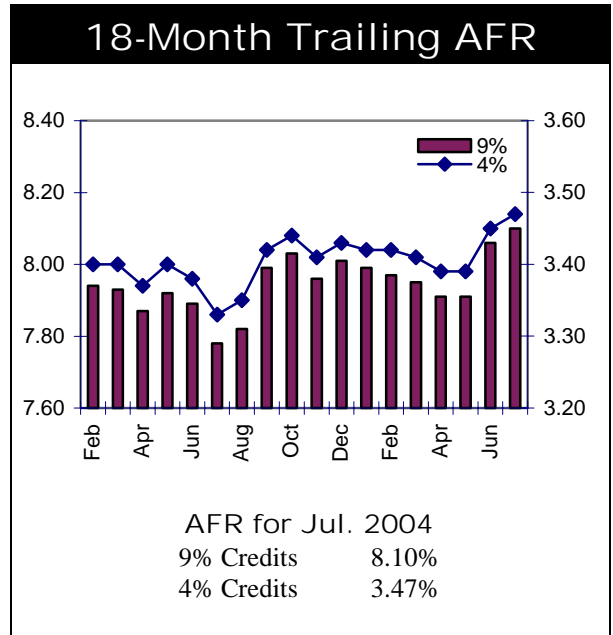
WNC Closes Eastvale NMTC Fund

WNC has closed its New Markets Tax Credit (NMTC) fund after raising \$21 million. Eastvale Gateway, a shopping center, will be WNC's first NMTC project. The 75-acre shopping center will include a Vons grocery store, Home Depot and two major banks, among other tenants. It will be located in Mira Loma, within the Jurupa Valley Project Area, a redevelopment area which has historically lower levels of employment opportunities and retail services. Residents in the Eastvale Gateway Census Tract have median incomes from 58.85% to 79.8% of statewide median incomes; residents living closest to the center have median incomes of 59% of the statewide median. Unemployment for those living closest to the Eastvale is 12.11%, over twice the national average. Vons and Home Depot alone are expected to alleviate the situation by providing over 175 jobs. The other proposed tenants will also benefit from the increased traffic.

Job training, along with job creation, is part of WNC's focus for its NMTC projects to provide stable, higher-paying jobs with larger businesses. WNC's Eastvale NMTC program includes a job training program. Additionally, WNC will solicit direct feedback from the community and prepare a community needs assessment. Based on this assessment community services will be provided. Services which may be provided include daycare, job skills training, job placement, employment counseling and financial planning.

WNC Refinances Rancho Niguel Apartments, Steps into Developer Arena

WNC has refinanced Rancho Niguel Apartments located in the city of Laguna Hills, CA. The Laguna acquisition will mark WNC's entry into the affordable housing developer arena. Because WNC is also the manager on this project, investors can expect a high level of commitment to quality housing. The



complex is located in an upscale area of Orange County, where cities have often gone below their quotas for affordable housing. The introduction of a new tax credit stream will keep the units as affordable housing for another 15 years.

State of the Nation's Housing 2004: Affordability Challenges Persist

Although the nation's housing market will likely remain healthy, the nation is still challenged in providing affordable, quality housing says the Joint Center for Housing Studies of Harvard University in their *State of the Nation's Housing 2004* report. Nearly one-third of households spend 30% or more of their incomes on housing; 13% spend 50% or more. Full-time workers earning the minimum wage cannot afford a one-bedroom apartment without spending more than 30% of their income. Apartment crowding is also on the rise. The study's outlook for improvement was grim, due to problems in preserving the nation's affordable housing stock, legislation which cuts rental assistance, resistance to raise the minimum wage, and rising costs for other needs such as medical expenses. The study cited the Low-Income Housing Tax Credit as one program which is "crucial to stave off further net losses." A copy of the report may be downloaded at <http://www.jchs.harvard.edu/publications/markets/son2004.pdf>

Specialists in Tax Credit Finance
 17782 Sky Park Circle • Irvine, CA 92614-6404
 Phone (800) 286-1135 • Fax (714) 662-4412
 Visit our website @ wncinc.com