



The SolPacific Tax-Exempt Fund, also known as the Affordable Housing Accelerators Fund (AHA), is a new, mission-driven investment opportunity for investors seeking to increase and accelerate the production of high-quality affordable housing while achieving a stable, tax-exempt return with extremely low risk.

The Fund's purpose is to accelerate the development of affordable housing by providing reliable, long-term capital that fills the persistent financing gap faced by qualified developers. Initial investments will focus on California and the western United States with strategic partners recognized as leaders in the affordable-housing sector with decades of performance and zero defaults. The Fund launched in 2025, and the initial objective is to raise \$150 million in the next twelve months.

5.5%+

Targeted net tax-exempt return

+100K

Goal: New affordable units in the U.S. using AHA investment funds

<1%*

Foreclosure rate: Lowest of any CRE asset class

9.29%+**

Taxable equivalent return

***Sources**

1. Cohn Reznick LLP – “The Low-Income Housing Tax Credit at Year 30: Recent Investment Performance” (2017)
2. Novogradac & Company – “LIHTC Properties Remain Strong Investments” (2020)
3. Harvard Joint Center for Housing Studies – “America’s Rental Housing” (2019)

**Assumes the investor federal tax rate of 40.8%

CURRENT AHA DEVELOPER PARTNERS



THE PACIFIC COMPANIES

- 25+ years in business
- 16,117 Affordable housing units delivered
- Zero default rate
- Headquartered in Eagle, Idaho



USA PROPERTIES FUND

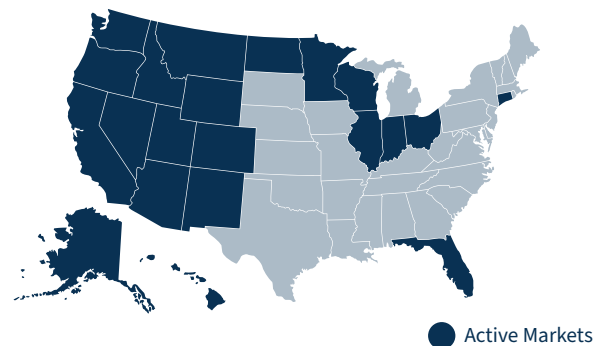
- 40+ years in business
- 18,120 Affordable housing units delivered
- Zero default rate
- Headquartered in Roseville, California



GORMAN & COMPANY

- 40+ years in business
- 11,301 Affordable housing units delivered
- Zero default rate
- Headquartered in Oregon, Wisconsin

CURRENT LOCATION OF DEVELOPER AFFORDABLE HOUSING PROPERTIES



AHA FUND INFORMATION

- No management fees
- Manager profit participation earned only after investor returns exceed 2.5% annually
- Quarterly distributions can be reinvested
- Open to qualified purchasers
- Minimum investment: \$300,000
- Investment can be redeemed after 5 years
- Independently audited financial statements



ABOUT SOLPACIFIC

SolPacific is a firm of investors that sources, oversees, and monetizes real estate investments that exceed investor expectations. As a registered investment advisor, we maintain a diverse portfolio of income funds designed to generate stable, risk-adjusted returns, as well as direct real estate investments spanning hotels, multifamily properties, commercial real estate, and strategic ventures that investors can participate in on a deal-by-deal basis. We partner with developers offering loans and equity investments to facilitate the acquisition and development of market-rate and affordable housing.

Our investor base consists of accredited individuals, qualified purchasers, and organizations who value our disciplined approach and proven performance.

INVESTORS FIRST - ALWAYS

It's not just a slogan. It's our fundamental practice and our promise to take care of those most important to us. In a market full of "fee-first" thinkers, we set ourselves apart by putting our **Investors First, Always**. Our deals are structured to provide a return to investors before SolPacific receives any fees or profit participation. We align the incentives and direct the focus of all stakeholders to make sure every element of our business aligns with our investor's best interests.

THE TEAM

SolPacific, LLC serves as the sole manager of the Fund. The Manager has ultimate responsibility for the investment and operational affairs of the Fund. The Manager is controlled by Abbot Apter, the CEO and primary investment professional. Greg Borash, Jason Karnowski, and Jon Ross are additional investment professionals and oversee all day-to-day activity of the Manager.



Abbot Apter,
Chief Executive Officer



Greg Borash,
Chief Compliance Officer



Jason Karnowski,
Chief Operating Officer



Jon Ross,
Executive Director
of Investors

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