

IMPACT INVESTING



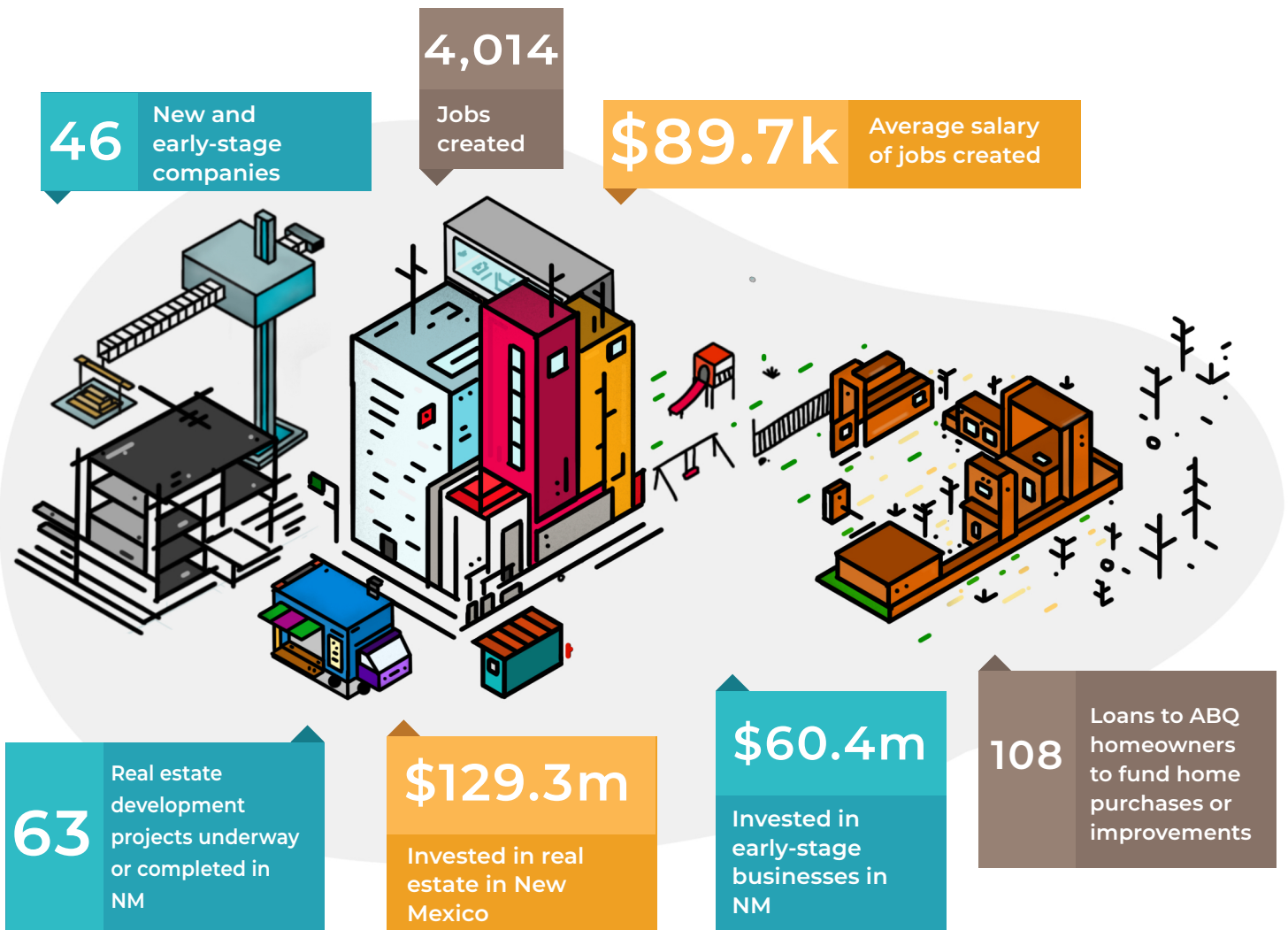
ALBUQUERQUE
COMMUNITY
FOUNDATION
leadership • trust • legacy

In 2016, the Albuquerque Community Foundation launched an impact investing portfolio where the Foundation up to 5% of the Foundation's endowment funds to investments seeking positive social and environmental impact alongside financial return.

The Foundation's Impact Investment portfolio is aligned with the Foundation's broader vision and focuses on the Greater Albuquerque Metropolitan Area. However, investments elsewhere in the State of New Mexico are permitted. To date the portfolio has invested \$3.2 million. The Foundation has also deployed \$141.6k in grant funding toward portfolio investees.

PORTFOLIO IMPACT

As of September 2021 our investees have reported:



CONTACT

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PORTFOLIO OVERVIEW

Total Committed: \$3.2 million
No. of investments: 13

OBJECTIVES

Stimulate entrepreneurial initiatives and inclusive economic development

Improve the lives of low-income people through the creation and retention of living-wage jobs with benefits

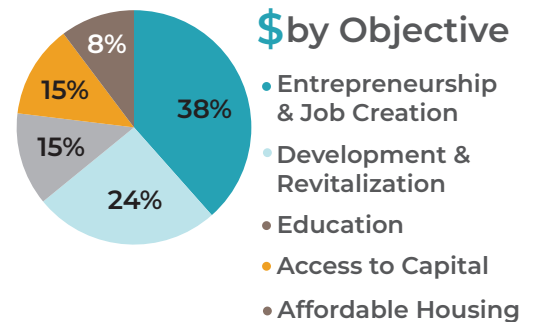
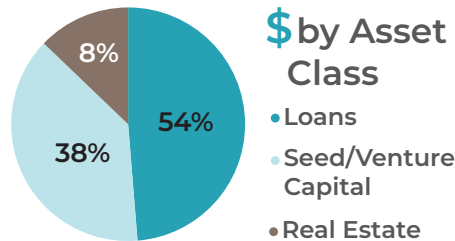
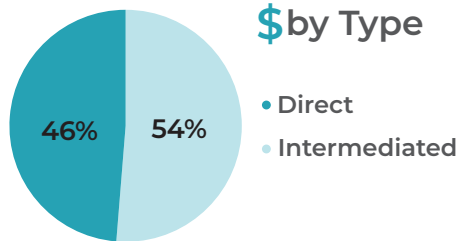
Increase availability and access to affordable capital

Increase access to affordable housing

Enhance quality of life through the vitality of the Albuquerque downtown area and other strategic locations

Promote a more vibrant community in collaboration with other investors

Promote quality educational opportunities



Entrepreneurship & Job Creation		Development & Revitalization		Access to Capital	
		Education		Affordable Housing	

ACF Impact Investing - Financial Returns

Name	Vintage	Asset Class	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Fund IRR (%)*	Fund Multiple*	2018 Return	2019 Return	2020 Return	2021 Return
1 Verge II.5X Fund, L.P.	2016	Private Equity - Venture	\$ 250,000	\$ 250,000	\$ -	\$ 531,402	13.79%	1.81				
2 ABQid Fund I, L.P.	2016	Private Equity - Venture	\$ 250,000	\$ 250,000	\$ -	\$ 96,051	-15.55%	0.46				
3 Tramway Venture Partners, L.P.	2017	Private Equity - Venture	\$ 250,000	\$ 232,584	\$ -	\$ 215,237	-3.77%	0.92				
4 Titan Development Real Estate Fund I LP	2018	Real Estate - Opportunistic	\$ 250,000	\$ 220,000	\$ 275,612	\$ -	N/M	1.25				
5 Ingenuity Venture Fund	2020	Private Equity - Venture	\$ 250,000	\$ 250,000	\$ -	\$ 177,373	N/A	1.00				
6 Tramway Venture Partners II, L.P.	2020	Private Equity - Venture	\$ 250,000	\$ 18,242	\$ -	\$ 7,987	N/M	0.17				
			\$ 1,500,000	\$ 1,220,826	\$ 275,612	\$ 1,028,050						
1 Homewise Orpheum Theatre Project	2017	Private Credit - Real Estate Debt	\$ 250,000	\$ 250,000	\$ 30,457	\$ 250,000			3.00%	3.00%	3.00%	2.25%
2 South Valley Social Enterprise Center	2018	Private Credit - Direct Investment	\$ 250,000	\$ 250,000	\$ 13,404	\$ 250,000			0.36%	2.00%	2.00%	1.00%
3 Nusenda Co-op Capital	2018	Private Credit - Intermediated Investment	\$ 200,000	\$ 200,000	\$ 1,995	\$ 199,086			0.00%	0.00%	0.00%	1.50%
4 Homewise Home Renovation	2019	Private Credit - Real Estate Debt	\$ 250,000	\$ 250,000	\$ 14,063	\$ 250,000			0.00%	1.25%	2.50%	1.88%
5 DreamSpring	2020	Private Credit - Direct Investment	\$ 250,000	\$ 250,000	\$ -	\$ 250,000			0.00%	0.00%	0.00%	0.00%
6 Homewise Rupee	2020	Private Credit - Real Estate Debt	\$ 250,000	\$ 250,000	\$ 6,250	\$ 250,000			0.00%	0.00%	0.63%	1.88%
			\$ 1,450,000	\$ 1,450,000	\$ 66,169	\$ 1,449,086			2.05%	2.37%	1.84%	1.41%
Total Portfolio			\$ 2,950,000	\$ 2,670,826	\$ 341,781	\$ 2,477,136						

* Fund IRR and Fund Multiple are as of June 30, 2021. Valuations show 'N/A' due to the early stages and limited investment valuation information of these funds. IRRs are shown only for investments with one year or more of cash flows and for which an accurate IRR could be calculated. Applicable IRRs are marked with 'N/M' for not material. Fund IRR is the annualized since-inception net internal rate for the indicated fund or composite. Fund Multiple is the since inception sum of distributions and valuation divided by paid in capital. Quartile data is based on information provided by Preqin. Values shown for Verge II.5X, ABQID I LP, and Ingenuity Venture Fund are as of 12/31/2020.

Foundation staff are working with the Foundation's investment consultant, RVK, to incorporate these financial returns into RVK's quarterly investment reports and to show the time weighted returns for this portfolio, along with a combined time weighted return of the endowment and impact investment portfolio.