

BIRMINGHAM COMMUNITY DEVELOPMENT CORPORATION, INC.
Birmingham, Alabama

State Member Banks: AMSOUTH BANK, Birmingham, Alabama
COLONIAL BANK, Montgomery, Alabama
COMPASS BANK, Birmingham, Alabama
REGIONS BANK, Birmingham, Alabama
SOUTHTRUST BANK, Birmingham Alabama

Investments: \$800,000 - AmSouth Bank (January 2001)
\$750,000 - SouthTrust Bank (January 2001)
\$250,000 - Compass Bank (January 2001)
\$220,000 - Regions Bank (January 2001)
\$ 70,000 - Colonial Bank (January 2001)

Initial Investment Date: June 1990

Description: The Birmingham Community Development Corporation (CDC) is a city government sponsored organization that was capitalized by local financial institutions as a multi-bank community development corporation. The goal of the Birmingham CDC is to provide start-up and expansion loans to small, minority-owned businesses in the inner city. Loans are funded from a \$2.5 million pool created with investments by Birmingham area banks.

The program provides a maximum loan amount of \$150,000 for various business purposes, including: start-up, term financing for equipment; gap financing; and credit enhancements for new bank financing. The City of Birmingham guarantees 50-to-75 percent of all loans using federal community development block grant funds. The Birmingham Resource Center manages the Birmingham CDC.

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FIRST HOUSING DEVELOPMENT CORPORATION
Tampa, Florida

State Member Banks: COMMERCIAL BANK OF FLORIDA
Miami, Florida

Investment Date: \$10,000 (March 1994)

Description: First Housing Development Corporation (FHDC) was incorporated in 1978 as quasi-public, for-profit mortgage banking firm. Its stock is owned by 16 banks and savings and loan associations. FHDC's purpose is to provide financing for housing, particularly for low- and moderate-income families within the State of Florida.

FHDC has been approved as an originator/servicer by the Federal Housing Administration, the Federal National Mortgage Association, and the Federal Home Loan Mortgage Corporation. FHDC provides, through a loan pool established by the lending institutions in the state and other programs, a flexible source of financing for affordable housing. It also provides technical assistance to sponsors of such housing and works with local, state, and federal government agencies to achieve maximum leverage of public and private dollars. FHDC has participated as a lender in a number of tax exempt issues and, in addition, has contracts with the Florida Housing Finance Agency and several other county housing finance agencies to provide compliance monitoring services for tax exempt projects.

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SOUTHTRUST COMMUNITY REINVESTMENT COMPANY, LLC
Birmingham, Alabama

State Member Bank: SOUTHTRUST BANK
Birmingham, Alabama

Investment: 92,000,000

Investment Date: January 2001

Description: SouthTrust Community Reinvestment Company, LLC (SouthTrust CRC) is a wholly-owned subsidiary of SouthTrust Bank that builds, acquires, renovates, and owns low- to moderate-income multi-family rental housing properties in the communities of its branch offices. SouthTrust Bank, Birmingham, Alabama, has branch offices in Alabama, Florida, Georgia, North Carolina, South Carolina, Mississippi, Virginia, Tennessee, and Texas.

Specific projects are identified by market presidents and staff and are proposed to SouthTrust CRC's board of directors for consideration. SouthTrust CRC's board of directors includes representatives of bank senior management along with two outside directors from the community, and the staff consists of one full-time employee.

Funded by the holding company, SouthTrust CRC's initial capital investment was \$1,000,000. SouthTrust CRC has now grown to over \$92 million in equity-funded investments, providing decent affordable housing to over 4,124 families.

SouthTrust CRC invests in approximately four projects a year with investments ranging from \$250 thousand to \$3.0 million. Working with both for-profit and non-profit developers, the concentration of developments is currently in the states of Alabama, Florida, North Carolina, and South Carolina. Efforts are continuing to identify opportunities in other states where SouthTrust branches are located.

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COMMUNITY DEVELOPMENT INVESTMENTS
AmSouth Bank
Birmingham, Alabama
Alabama and Tennessee Investments

State Member Bank: AMSOUTH BANK
Birmingham, Alabama

Investment: \$3,000,000 plus

Investment Dates: 1995 to 1998

Description: AmSouth has made several investments in various affordable housing developments, including low- and moderate-income apartments, rural housing, and cooperatives for low- and moderate-income residents. Funds were used for a broad array of purposes such as constructing new housing, rehabilitating existing structures, purchases, and rent supplements.

Some of the transactions involved low-income housing tax credits, and other forms of innovative financing. In addition, the bank has funded investments in programs supporting small and minority-owned business enterprises.

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LOW INCOME HOUSING INVESTMENT
Alabama Multifamily Loan Consortium
Montgomery, Alabama

State Member Banks: ALIANT BANK, ALEXANDER CITY, ALABAMA
AMSOUTH BANK, BIRMINGHAM
AUBURN BANK, AUBURN, ALABAMA
BANK OF ALABAMA, BIRMINGHAM, ALABAMA
BANK OF YORK, YORK, ALABAMA
COLONIAL BANK, MONTGOMERY, ALABAMA
COMPASS BANK, BIRMINGHAM, ALABAMA
FARMERS & MERCHANTS BANK, CENTRE, ALABAMA
FIRST COMMERCIAL BANK, CULLMAN, ALABAMA
MERCHANTS AND FARMERS BANK, EUTAW, ALABAMA
PEOPLES BANK AND TRUST, SELMA, ALABAMA
PEOPLES SOUTHERN BANK, CLANTON, ALABAMA
REGIONS BANK, BIRMINGHAM, ALABAMA
SOUTHTRUST BANK, BIRMINGHAM, ALABAMA
THE BANK, BIRMINGHAM, ALABAMA

Investments: \$ 5,000 - Aliant Bank
\$10,000 - AmSouth Bank
\$ 1,500 - Auburn Bank
\$ 1,500 - Bank of Alabama
\$ 1,500 - Bank of York
\$ 3,000 - Colonial Bank
\$10,000 - Compass Bank
\$ 1,500 - Farmers & Merchants Bank
\$ 1,500 - First Commercial Bank
\$ 2,000 - Merchants and Farmers Bank
\$ 5,000 - Peoples Bank and Trust
\$ 2,000 - Peoples Southern Bank
\$10,000 - Regions Bank
\$10,000 - SouthTrust Bank
\$ 1,500 - The Bank

Investment Dates: (1997 – 2001)

Description: The Alabama Multifamily Loan Consortium (AMLC) is a non-profit organization formed in 1996 by representatives of several financial institutions in Alabama under the sponsorship of the Alabama Bankers Association and in cooperation with the Alabama Housing Authority. AMLC's purpose is to provide financing for the development of affordable

rental housing for low- and moderate-income persons throughout the state. Currently, AMLC has a membership of 44 participating banks.

AMLC operates a loan participation pool in which its members finance pro rata shares of permanent mortgages for affordable multifamily housing developments. Each member pays a participation fee of .5 percent of its loan commitment annually, which is \$1,500 on a minimum loan commitment of \$300,000 over a 3-year period. To date, the AMLC has financed thirteen apartment complexes throughout the state totaling over 10 million dollars in loans, providing over 1800 units of affordable housing.

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LOW INCOME HOUSING INVESTMENT
Crestwood, Ltd.
Hanceville, Alabama

State Member Bank: BANK INDEPENDENT
Sheffield, Alabama

Investment: \$1,257,887

Investment Date: September 1998

Description: Bank Independent has invested in Crestwood, Ltd., an Alabama limited partnership, which will construct and operate a 32-unit, low-income apartment complex utilizing low income tax credits through the Alabama Housing Finance Authority. In addition, Crestwood has received loan funds from the HOME Investment Partnership Program.

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LOW INCOME HOUSING INVESTMENT
Neighborhood Housing and Development
Corporation of Gainesville
Gainesville, Florida

State Member Bank: CAPITAL CITY BANK
Tallahassee, Florida

Investment: \$2,500

Investment Date: Annually

Description: Neighborhood Housing and Development Corporation (NHDC) of Gainesville is a nonprofit housing developer that builds and rehabs affordable housing for low- and moderate-income people. NHDC is also a member of the NeighborWorks network and provides low-interest mortgages for qualified, low-income borrowers.

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LOW INCOME HOUSING INVESTMENT
Northwest Florida Black Business Investment Corporation
Tallahassee, Florida

State Member Bank: CAPITAL CITY BANK
Tallahassee, Florida

Investment: \$40,000

Investment Date: November 1990

Description: The Northwest Florida Black Business Investment Corporation (BBIC) was established to meet the goals and objectives outlined in the State of Florida's Small and Minority Business Development Act of 1985. BBIC serves a 24-county area of northwest Florida.

BBIC has an investor base of 16 financial institutions that have jointly invested approximately \$540,000 in the corporation. This is combined with a matching grant from the state, raising the total amount available to approximately \$1,000,000.

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**LOW INCOME HOUSING INVESTMENT
Tallahassee Lenders' Consortium
Tallahassee, Florida**

State Member Bank: CAPITAL CITY BANK
Tallahassee, Florida

Investment: \$5,000

Investment Date: Annually

Description: The Tallahassee Lenders' Consortium (TLC) was established in 1993 by 10 banking institutions, with additional financial incentives from the City of Tallahassee. This public/private partnership between the City and the local financial institutions offers a program that is available only to low-income, first-time home buyers who desire to reside within the city limits of Tallahassee (property located in the county is excluded from the program). Banks willing to participate as a member of the TLC receive a partial guarantee from the City in the event of a monetary loss due to foreclosure. Borrowers may utilize public funds available in the targeted area for down payment assistance and closing costs.

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LOW INCOME HOUSING INVESTMENT
Guilford Affordable Housing Fund VII, Limited Partnership
Calera, Alabama

State Member Bank: CENTRAL STATE BANK
Calera, Alabama

Investment: \$250,000

Investment Dates: 1995 to 1997

Description: Central State Bank has invested in 11 entities through the Guilford Affordable Housing Fund limited partnerships, ranging in amount from \$25,000 to \$150,000. Currently, the bank has a \$250,000 investment in the Guilford Fund earmarked for the Vista Apartments located in Montgomery, Alabama.

The partnership was formed for the purpose of financing apartment complexes for low-to-moderate income families. Some of the complexes are expected to receive government assistance from federal or state agencies in the form of financing assistance and/or rental assistance payments.

The investment objectives of the fund are to provide tax benefits to investors in the form of Federal Low Income Housing Tax Credits, to preserve and protect investor capital contributions, to participate in any capital appreciation in the property values, and to provide passive losses to corporate investors to offset business income.

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SMALL BUSINESS ASSISTANCE INVESTMENT
Micro-Business USA
Miami, Florida

State Member Bank: COLONIAL BANK
Miami, Florida

Investment: \$25,000

Investment Dates: September 1999

Description: Colonial Bank made a \$25,000 investment in Micro-Business USA, which is a non-profit community development financial institution providing microenterprise loans, training, technical assistance and on-going support to low- and moderate-income individuals to start or expand a small business.

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LOW INCOME HOUSING INVESTMENT
Guilford Affordable Housing Fund II, Limited Partnership
Guilford, Alabama

State Member Bank: THE PEOPLES BANK & TRUST COMPANY
Selma, Alabama

Investment: \$1,000,000

Investment Date: October 1993

Description: The Peoples Bank & Trust Company has invested in two units of \$500,000 each in Guilford Affordable Housing Fund II, Limited Partnership. The partnership has six limited partners, including five banks and one non-bank corporate partner as listed below:

- Citizens Bank of Fayette
- Dunn Investment Company
- First Alabama Bank
- First Bank and Trust
- The Peoples Bank & Trust Company
- West Alabama Bank and Trust

The fund has a principal of \$4,000,000 divided into eight units, with The Peoples Bank & Trust Company owning 25 percent. The purpose of the fund is to develop various real estate properties that qualify for federal tax credits based on occupancy by low- to moderate-income individuals or families. Cost projections by Guilford Capital estimate a complete return of capital will result from these investments. The tax credits are projected to run for 10 years with an additional five-year holding period to avoid recapture.

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LOW INCOME HOUSING INVESTMENT
Guilford Affordable Housing Fund IX, Limited Partnership
Guilford, Alabama

State Member Bank: THE PEOPLES BANK & TRUST COMPANY
Selma, Alabama

Investment: \$500,000

Investment Date: July 1995

Description: The Peoples Bank & Trust Company has invested in one unit of \$500,000 each in Guilford Affordable Housing Fund IX, Limited Partnership.

The fund has a principal of \$10,000,000 divided into twenty units, with The Peoples Bank & Trust Company owning 5 percent. The purpose of the fund is to develop various real estate properties that qualify for federal tax credits based on occupancy by low- to moderate-income individuals or families. Cost projections by Guilford Capital estimate a complete return of capital will result from these investments. The tax credits are projected to run for 10 years with an additional five-year holding period to avoid recapture.

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LOW INCOME HOUSING INVESTMENT
Section 42 Credit Properties
Jackson and Fayette, Alabama

State Member Bank: THE PEOPLES BANK & TRUST COMPANY
Selma, Alabama

Investment: Sole Limited Partnership in two (2) Section 42 Credit/Farmers Home Care Properties for the Elderly and Handicapped.

Investment Date: December 1991

Description: The Peoples Bank & Trust Company (Bank) owns a 99 percent limited partnership interest in two properties that benefit low-income elderly and/or handicapped individuals. Hawkeye Partners is the general partner owning the remaining 1 percent. The first property is located in Jackson, Alabama, and the second is located in Fayette, Alabama.

Development costs of the properties were largely financed with non-recourse mortgages from the Farmers Home Administration's 515 program. The developer/property manager (the Morrow Company) paid the remaining portion of the development cost. Each property received Section 42 tax credits in addition to the mortgages.

The developer sold Bank the limited partnership interests in both properties for a nominal sum in order for Bank to receive the tax credits. In return, Bank agreed to pay the developer a property management fee quarterly. The fee is equal to 85 percent of the amount of the tax benefit, payable only on tax credits earned.

Bank maintains a zero capital account in its investment because depreciation and tax credits are always equal to or greater than the management fee. After 10 years, Bank has no further obligations and has no risk of recapture. Under the terms of the agreement, the Morrow Company will indemnify Bank for any recapture of liability as a result of failure to comply with Section 42 of the Internal Revenue Code and the Farmers Home 515 Program.

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LOW INCOME HOUSING INVESTMENTS
Regions Bank
Birmingham, Alabama

State Member Bank: REGIONS BANK
Birmingham, Alabama

Investment: \$129,011,246

Investment Dates: 1995 to 2001

Description: Regions Bank makes direct and indirect investments in tax credit equity investments to assist in the construction of new affordable multifamily housing and the rehabilitation of existing inner-city properties. Historical tax credits are also used when available. Regions Bank, located in Birmingham, Alabama, has branch offices in Alabama, Arkansas, Florida, Georgia, South Carolina, Mississippi, Virginia, Tennessee, and Texas.

The bank made direct investments in five housing projects totaling \$4,924,100, making available 280 new affordable housing units in Alabama. Investments of \$124,087,146 were made through the purchase of indirect instruments in 90 additional projects throughout its assessment area, providing 728 housing units.

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ATLANTA COMMUNITY INVESTMENT CORPORATION
Atlanta, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investment: \$1,000

Investment Date: June 1998 to present

Description: SunTrust Bank, Atlanta formed a wholly-owned subsidiary, Atlanta Community Investment Corporation (ACIC), to facilitate community development investment funding of the CDC subsidiary of SunTrust Banks, Inc.: SunTrust Community Development Corporation (SunTrust CDC). ACIC has made investments in SunTrust CDC totaling \$198,522,519 to provide for the development and rehabilitation of multi-family housing projects.

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LOW INCOME HOUSING INVESTMENT
Alpharetta-Black, LP
Alpharetta, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investments: \$2,800,000

Date: March 1985

Description: Alpharetta-Black, LP, was formed to acquire, develop, and own a 99-unit apartment complex in Alpharetta, Georgia, known as Saddle Creek Apartments. The development consists of seven, two-story buildings with units consisting of one, two, and three-bedroom apartments. Ten of the 99 units are handicapped accessible. All of the apartments are set aside for occupancy by low-income persons or families.

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LOW INCOME HOUSING INVESTMENT
Amal Group I LP
Atlanta, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investment: \$2,500,000

Investment Date: 1991 - present

Description: SunTrust Bank, Atlanta became the first financial institution in Atlanta to hold an equity position in a multi-family affordable housing development through its initial investment of \$2.5 million in this limited partnership formed to develop Phase One of Amal Townhomes, a new housing development in the Atlanta Empowerment Zone. According to bank officials, there had been virtually no new housing in the area in the 30 years prior to this development. SunTrust Bank, Atlanta also worked with Atlanta Neighborhood Development Partnership (ANDP), a local non-profit, to bring programs and services to the Amal community.

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LOW INCOME HOUSING INVESTMENT
Amal Group II LP
Atlanta, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investment: \$2,560,000

Investment Date: 1992 - present

Description: SunTrust Bank, Atlanta doubled its equity position in this multi-family affordable housing development by making another equity investment of \$2.5 million in Phase Two of Amal Townhomes. In addition, the bank provided a \$16,000 grant to renovate the abandoned Gibben School playground into a ball field and provide equipment for sports activities for children in Amal Townhomes. The bank provided an additional \$2,500 grant to build a school bus stop to shelter residents.

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LOW INCOME HOUSING INVESTMENT
American Commons Partners LP NO. 1
Atlanta, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investment: \$2,300,000

Investment Date: 1995 - present

Description: American Commons Partners, LP No. 1 (Partnership) is a limited partnership formed to acquire, develop, and own a 174-unit cooperative apartment complex in Atlanta, Georgia, known as Greenbriar Commons. The units consist of townhouses that are grouped in 19 buildings that contain one, two, and three-bedroom apartments.

The operating structure of the property is a limited equity cooperative known as Greenbriar Commons Cooperative Association, Inc. (Co-op). The objective in forming Co-op was to develop permanently affordable, "ownership" housing for low-income individuals. Other benefits of Co-op include creating a closer-knit community and lower turnover rates. Membership is required by all residents, and through Co-op's elected board of directors, residents have rights and features of ownership.

At the conclusion of Partnership's required 15-year holding period, ownership will likely transfer through a charitable donation to the non-profit cooperative. At that time, the residents become permanent co-owners.

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LOW INCOME HOUSING INVESTMENT
Atlanta Housing Equity Fund II, LP
Atlanta, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investment: \$1,600,000

Investment Date: 1997 - present

Description: SunTrust Bank, Atlanta invested in Atlanta Housing Equity Fund II (The Fund), a limited partnership formed to encourage and assist corporations to invest in low-income residential properties located in and around the City of Atlanta – specifically, properties that qualify for an allocation of the Low Income Housing Tax Credit and, in some cases, an allocation of the Historic Tax Credit.

The Fund will acquire limited partnership interests in partnerships that will construct, rehabilitate, operate and dispose of these properties. The other limited partner investors are The Prudential Insurance Company of America, Nations Housing Fund II, Federal Home Loan Mortgage Corporation, Federal National Mortgage Association, Metropolitan Life Insurance Company, and Wachovia Bank of Georgia. The general partners are Atlanta Equity Partners, Inc. (AEP), a wholly owned subsidiary of the Atlanta Neighborhood Development Partnership, Inc.; and the Enterprise Social Investment Corporation (ESIC). Combined, the limited partners have a 99.9 percent interest, of which SunTrust Bank, Atlanta has a 9.64 percent interest. The general partners have a one percent investment interest.

The capitalization of the Partnership consists of SunTrust Bank, Atlanta's equity investment of \$1.6 million plus \$15 million in equity investments from the above-referenced corporations. In addition, SunTrust Bank, Atlanta has committed to provide up to \$10.88 million in term loans to The Fund.

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LOW INCOME HOUSING INVESTMENT
Coweta Woodlands, LP
Newnan, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investment: \$1,475,000

Investment Date: 1995 - present

Description: Coweta Woodlands, LP, is a limited partnership formed to acquire, develop, and own a 72-unit apartment complex in Newnan, Georgia, known as Foxworth Forest Apartments. The units consist of one and two-bedroom garden apartments and three-bedroom townhouse apartments. The majority of the units are set aside for occupancy by low-income persons or families.

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LOW INCOME HOUSING INVESTMENT
Evergreen Village Estates, LP
Atlanta, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investment: \$1,600,000

Investment Date: 1997- present

Description: SunTrust Bank, Atlanta invested in the Evergreen Village Estates LP, a limited partnership formed to acquire, develop, and own a 200-unit apartment complex in Atlanta, Georgia, now known as Evergreen Village Estates. The development consists of 21 detached residential buildings that contain two and three-bedroom apartments. Of the 200 units, 150 are set aside for occupancy by low-income residents.

The complex was foreclosed on by the U.S. Department of Housing and Urban Development (HUD) and was purchased by the Urban Residential Finance Authority (URFA). The price was offered to URFA under favorable terms to encourage the maintenance of affordable housing. URFA assigned its interest to Evergreen Village Estates, Inc. (Evergreen), a Georgia non-profit corporation, for potential conversion to a limited equity cooperative. Evergreen, a taxable entity owned 100 percent by the Atlanta Cooperative Development Corporation (Atlanta Co-op), is the general partner with a 1 percent interest. Atlanta Co-op was formed by the City of Atlanta to promote affordable cooperative housing in the city. Brencor Colony, LLC, is the special limited partner with a one percent interest. SunTrust Bank, Atlanta is the 98 percent limited partner.

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LOW INCOME HOUSING INVESTMENT
Fulton Cotton Mill Associates, LP
Atlanta, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investment: \$4,600,000

Investment Date: 1997 - present

Description: SunTrust Bank, Atlanta invested in Fulton Cotton Mill Associates, a limited partnership formed to acquire, renovate and own a 206-unit loft apartment complex. The transaction involved the conversion of a historic industrial development, the Fulton Bag and Cotton Mill, into a mixed-use residential and retail center. The mill was closed in 1977. The development is the first of two-phases. The entire complex consists of nine historic industrial buildings, and Phase I of the project consisted of converting four of the buildings into loft apartments. Forty percent of the units are rent-restricted and set aside for low-income tenants, thereby qualifying the development for Low Income Housing Tax Credits. The complex is listed in the National Register of Historic Places and qualifies for Historic Rehabilitation Tax Credits. The property is located in the Atlanta Empowerment Zone and in an Enterprise Zone.

The general partner is FCM Partners, LLC, with a one percent interest. The sole limited partner is SunTrust Bank, Atlanta with its 99 percent investment interest. Construction and permanent financing is provided through the issuance of \$9.9 million in bonds from the Urban Residential Finance Authority under the Department of Housing and Urban Development's 221(d)(4) program. Additional loans included \$1 million the Atlanta Empowerment Zone and \$400,000 from the City of Atlanta. Phase I was completed in 1998 and is fully occupied.

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LOW INCOME HOUSING AND JOB CREATION INVESTMENT
The Giant, LP
Atlanta, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investment: \$720,000

Investment Date: 1997 - present

Description: SunTrust Bank, Atlanta invested \$900,000 in The Giant, LP, a limited partnership formed to own, rehabilitate, and convert the Giant Furniture Company building into 47 loft apartments and approximately 12,000 square feet of commercial space. The majority of the building will be used to benefit low- and moderate-income persons. Sixteen of the residential units (34 percent) will be rented to low-and moderate-income individuals earning less than 80 percent of the median income. In addition, all of the commercial space will create long-term employment opportunities, the majority of which will be held by low-and moderate-income individuals.

The General Partner is Marietta Loft Partners, LP, with a one percent interest. SunTrust Bank, Atlanta is the sole limited partner.

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LOW INCOME HOUSING INVESTMENT
Gwinnett Station Apartments, LP
Norcross, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investments: \$4,000,000

Date: 1996 and 1997

Description: Gwinnett Station Apartments, LP, is a limited partnership formed to acquire, develop, and own a 180-unit apartment complex known in Norcross, Georgia, known as Gwinnett Station Apartments. The development consists of 20 two-story buildings with three and four-bedroom apartments. The majority of the units are set aside for occupancy by low-income persons or families.

The one percent general partner is Village-Tree, LLC SunTrust Bank, Atlanta is the sole limited partner with a 99 percent investment interest.

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LOW INCOME HOUSING INVESTMENT
Harmony Grove, LP
Marietta, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investment: \$525,000

Investment Date: 1993 - present

Description: SunTrust Bank, Atlanta invested in Harmony Grove, L.P, a limited partnership formed to acquire, develop, and own a 76-unit apartment development in Marietta, Georgia, known as Pine Grove Apartments. The complex has eight two-story buildings that include studio, one-bedroom, and two-bedroom apartments. One of the units represents an on-site manager's apartment, and the remainder are reserved for low- and moderate-income persons or families.

The general partner is Harmony Development, Inc., with a one percent interest. SunTrust Bank, Atlanta is the sole limited partner with a 99 percent investment interest.

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LOW INCOME HOUSING INVESTMENT
Harmony Meadows, LP
Marietta, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investment: \$1,950,000

Investment Date: 1995 - present

Description: Harmony Meadows, LP, is a limited partnership formed to acquire, develop, and own a 184-unit apartment complex in Marietta, Georgia, known as Harmony Meadows. The development consists of 19 two-story buildings that include one, two, and three bedroom apartments. The majority of the units are set aside for occupancy by low-income persons or families.

The general partner is Harmony Development, Inc., with a one percent interest. SunTrust Bank, Atlanta is the sole limited partner with a 99 percent investment interest.

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LOW INCOME HOUSING INVESTMENT
Heritage Park Apartments, LP
Covington, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investment: \$2,100,000

Investment Date: 1995 - present

Description: Heritage Park Apartments, LP, is a limited partnership formed to acquire, develop, and own a 100-unit apartment complex in Covington, Georgia, known as Heritage Park Apartments. The development consists of eight two- and three-story buildings that include one, two, and three-bedroom apartments. The site includes an unaffiliated children's day care facility that offers discounts to residents. The majority of the units are set aside for occupancy by low-income persons or families.

The general partner is a local developer with a one percent interest. SunTrust Bank, Atlanta is the sole limited partner with a 99 percent investment interest.

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LOW INCOME HOUSING INVESTMENT
Hidden Hollow LP
Atlanta, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investment: \$3,500,000

Investment Date: 1994 - present

Description: Hidden Hollow, LP, is a limited partnership formed to acquire, develop, and own a 216-unit apartment complex in Atlanta, Georgia, known as Hidden Hollow Apartments. The development consists of 17 two-story buildings with one-story units attached to both ends of eight of the buildings. Apartments include one, two, and three-bedroom units. The majority of the units are set aside for occupancy by low-income persons or families.

The general partner is a local developer with a one percent interest. SunTrust Bank, Atlanta is the sole limited partner with a 99 percent investment interest.

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LOW INCOME HOUSING AND JOB CREATION INVESTMENT
Muses Associates, LP
Atlanta, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investment: \$1,700,000

Investment Date: 1996 - present

Description: Muses Associates, LP, is a limited partnership formed to acquire, develop, and own a mixed-use building that includes 65 loft apartments atop ground-floor retail space targeted to create jobs for low- and moderate-income persons. The building, known as Lofts at Muse's, is located on Peachtree Street in Atlanta's central business district and is in the Atlanta Empowerment Zone. In addition to providing construction financing, the bank purchased Historic Tax Credits.

The general partner is Muses Partners, LLC, with a one percent interest. SunTrust Bank, Atlanta, is the sole limited partner with a 99 percent investment interest.

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LOW INCOME HOUSING INVESTMENT
PTC Parkway Partners, LP
Peachtree City, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investment: \$3,950,000

Investment Date: 1995 - Present

Description: PTC Parkway Partners, LP, was formed to acquire, develop, and own a 180-unit apartment complex in Peachtree City, Georgia, known as Harmony Village Apartments. The development consists of 20 two-story buildings that include one, two, three, and four-bedroom units. The majority of the units are set aside for occupancy by low-income persons or families.

The general partner is Village Tree, LLC, with a one percent interest. SunTrust Bank, Atlanta is the sole limited partner with a 99 percent investment interest.

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LOW INCOME HOUSING INVESTMENT
Villages of Cascade, LP II
Atlanta, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investment: \$1,400,000

Investment Date: 1997 - present

Description: Villages of Cascade, LP II, was formed to acquire, develop, and own a 180-unit apartment complex in Atlanta, Georgia, known as the Villages of Cascade. The complex consists of one, two and three-bedroom units. Of the 180 units, 135 are set aside for occupancy by low-income residents.

The general partner is Brencor Villages Management, L.L.P with a one percent interest. SunTrust Bank, Atlanta, is the sole limited partner with a 99 percent investment interest.

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LOW INCOME HOUSING INVESTMENT
White Oak Apartments, LP
Atlanta, Georgia

State Member Bank: SUNTRUST BANK, ATLANTA
Atlanta, Georgia

Investment: \$160,000

Investment Date: 1995 - present

Description: White Oak Apartments, LP (Partnership), was formed to acquire, develop, and own a 16-unit apartment complex in Decatur, Georgia, known as White Oak Apartments. The development consists of eight duplexes that all have three-bedroom units. The majority of the units are set aside for occupancy by low-income persons or families.

The Atlanta Mortgage Consortium (AMC), which was comprised of a group of lenders that included SunTrust Bank, Atlanta, foreclosed on the property in February 1993, and the development was being carried as other real estate owned on the books of the participating banks. AMC sold the development to Partnership in April 1994. Partnership is made up of Housing Development Corporation of Dekalb, the general partner at one percent, and SunTrust Bank, Atlanta, the sole limited partner at 99 percent. AMC, representing a revised group of lenders of which SunTrust Bank, Atlanta was not a part, made a first mortgage to Partnership at the time of sale, and SunTrust Bank, Atlanta purchased the remaining tax credits.

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LOW INCOME HOUSING INVESTMENT
Tampa Bay Black Business Investment Corporation
St. Petersburg, Florida

State Member Bank: UNITED BANK & TRUST
St. Petersburg, Florida

Investment Dates: \$ 5,000 (March 1995)

Description: United Bank & Trust invested \$5,000 in equity stock of Tampa Bay Black Business Investment Corporation (Tampa Bay BBIC). Tampa Bay BBIC is a not-for-profit corporation established for the advancement of the economic well being of Hillsborough and Pinellas Counties residents through the financing and identification of business opportunities for businesses owned and operated by Black entrepreneurs in the community. Tampa Bay BBIC provides direct loans and investments in new and developing Black business enterprises. Since its inception in 1985, the Tampa Bay BBIC has made a total of 125 loans.

The Tampa Bay BBIC has an investor base of 12 financial institutions, as well as the Tampa Bay Economic Development Corporation, the State of Florida Black Business Investment Board, and Teco Energy, Inc. Currently, their joint investment in the corporation totals \$1,300,300.

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