



*financing the places where
people live and work*

Monthly Disclosure – MF2013-I – 5/1/16

CUSIP(s): 19647PBA0

Type of Continuing Disclosure Submission:

Additional / Voluntary Disclosure

Other Event-based Disclosures

Colorado Housing and Finance Authority

May 2, 2016

Richelle Bliss

rbliss@chfainfo.com

(303) 297-7323

MF2013-I Mortgage Loan Detail as of 5/1/16

Loan Number	Borrower	Remaining Term	Current Term	Loan Status	Current Loan Balance	Monthly Reserve Balance *	Monthly Principal and Interest Paid	Monthly Vacancy Status *
315556	Lakewood Homestead Ltd	287	56	Current	3,958,858	11,240	28,335	1.7%
311514	Montview Meadows Associates Ltd			Paid in Full				
312116	Grand Valley Apartments	276	204	Current	1,909,514	15,836	11,301	0.0%
311811	Mercy Housing Colorado	152	208	Current	1,060,128	150,754	10,290	13.5%
313957	Broomfield Senior Housing Limited Partnership	305	175	Current	4,861,553	127,357	32,459	1.1%
316471	Centennial East Housing Partners LLC	321	181	Current	6,697,018	27,237	38,152	4.6%
316489	Aspen Meadows Associated	325	155	Current	2,339,935	15,950	15,397	0.0%
319301	Racquet Club Apartments Ltd			Paid in Full				
319640	Hampstead Southgate Partners	201	159	Current	2,199,712	435,702	18,051	10.0%
309500	Park Hill Residence, Inc.	127	233	Current	502,270	57,844	5,558	0.0%
5002533	HACM Brubaker LLC	324	36	Current	1,031,623	64,286	6,445	3.1%
Outstanding Balance					\$24,560,611			

Original Official Statement Information Dated June 26, 2013

APPENDIX B

Certain Information Regarding 2013-I Loans
As of the Cut-off Date *

Borrower	Original Loan Amount	Current Principal Balance	Note Date	Maturity Date	Remaining Term (Months)	Original Term to Maturity	Current Annual Interest Rate	Current Debt Service Coverage Ratio	Servicing Fee Rate	Principal and Interest Payment Amount	End of Lock-out Period	Section 42 Compliance Expiration Date	Section 8 HAP Contract Expiration Date	Location
Multi-Family Housing Insured General Bond Resolution:														
Lakewood Homestead Ltd	\$4,217,406	\$4,130,384	1/6/1998	3/1/2040	317	343	6.95%	1.10x	0.50%	\$28,335	10/1/2007	12/31/2013	N/A	Lakewood
Montview Meadows Associates Ltd	1,483,000	2,309,586	12/1/1998	1/1/2039	304	480	6.50	1.15	0.50	8,682	12/1/2008	12/31/2012	N/A	Longmont
Grand Valley Apartments	2,332,000	2,039,586	3/1/1999	4/1/2039	307	480	4.65 ⁽¹⁾	1.15 ⁽¹⁾	0.50	11,315	4/1/2008	12/31/2012 & 12/31/2013	N/A	Clifton
Mercy Housing Colorado	1,628,000	1,204,764	11/20/1998	12/1/2028	183	360	6.50	1.72	0.50	10,290	10/1/2008	12/31/2014	8/31/2021 & 5/31/2016	Commerce City
Broomfield Senior Housing Limited Partnership	5,578,100	5,062,956	9/12/2001	9/1/2041	338	480	6.45	1.08	0.50	32,459	4/1/2009	12/31/2016	N/A	Broomfield
Multi-Family/Project Master Indenture:														
Centennial East Housing Partners LLC	7,475,000	7,014,184	2/28/2002	1/1/2044	367	502	5.20 ⁽¹⁾	1.15 ⁽¹⁾	0.50	38,211	2/1/2019	12/31/2018	N/A	Brighton
Aspen Meadows Associated	2,614,000	2,423,358	4/24/2003	5/1/2043	357	480	6.55	1.01	0.50	15,397	2/1/2019	12/31/2017	N/A	Longmont
Racquet Club Apartments Ltd	4,903,825	4,380,564	11/30/2004	1/1/2035	257	360	7.25	1.26	0.50	33,452	2/1/2015	N/A	1/20/2020	Grand Junction
Hampstead Southgate Partners	2,841,000	2,391,791	12/26/2002	1/1/2033	233	360	6.55	1.73	0.50	18,050	2/1/2018	12/31/2017 ⁽²⁾	12/31/2022	Grand Junction
Park Hill Residence, Inc.	841,166	588,142	10/2/1996	11/1/2026	157	360	6.80	1.20	0.50	5,557	4/1/2006	N/A	N/A	Denver
HACM Brubaker LLC	1,075,000	<u>1,073,930</u>	4/1/2013	4/1/2043	357	360	6.00	1.15	0.50	6,445	3/1/2023	N/A	N/A	Cortez
Total 2013-I Loans		<u>\$31,608,946</u>												

B-1

(1) Effective as of closing date for the Series 2013-I Bonds.

(2) The Borrower for this Project has agreed to this compliance period under a State tax program rather than the federal Section 42 program, although the State tax program mirrors the requirements of the federal program.

* Preliminary, subject to change.