New Mexico Mortgage Finance Authority
Semi Annual Disclosure Report
Multi Family Housing Revenue Bond
Alta Vista Apartments
2004 Series C&D
12/31/2018

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Disclaimer

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Summary of Security Features

Major Bond Credit Characteristics	Yes/ No	Comments/ Description (if applicable)
Resolution Security		
Debt Service Reserve Fund ?	Yes	
Mortgage Reserve Fund?	No	
Operating & Maintenance Fund?	No	
Parity Bond Resolution?	No	
General Obligation of the Issuer?	No	
Moral Obligation - Pledge of the State?	No	
Are additional bonds authorized?	No	
Bond Issue Credit Enhancements		
Bond Insurance ?	No	
Letter of Credit?	No	
Other bond Issue Enhancements?	No	

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Summary of Security Features --- Continued

Mortgage Insurance / Enhancements	**# of Loans**	**Mortgage Amount**	**Comments/ Description (if applicable)**
FHA Insurance?	1	9,891,050.15	FHA/HFA 542 Risk Sharing Program
Other Insurance?			
Uninsured?			
Mortgage Backed Securities ?			
Total	1	9,891,050.15	
Project Based Subsidies			
Federal Subsidies (Specify Sec 8, 236, Rent supplement etc)			
100%			
Partial			
State or Agency Subsidies (specify)			
100%			
Partial			
Unsubsidized (Market Rate)			Income restrictions apply as stipulated in the Regulatory Agreement
Total			

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Bonds, Loans Outstanding and Status of any Lendable Funds

Series	Bonds Outstanding	# Loans Outstanding	Loan Principal Outstanding	Undisbursed Committed Lendable Funds	Uncommitted Lendable Funds	Prepayments on Deposit
2004 C & D	$10,425,000.00	1	$9,891,050.15	0	0	0
Totals	$10,425,000.00	1	$9,891,050.15	0	0	0

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Loan Portfolio Statistics

Series	Development Name	Location	Mortgage Loan Interest Rate	Outstanding Mortgage Loan Balance	Undisbursed Mortgage Amount	Development Reserves	Mortgage Note Maturity	Program Type	*Subsidy Expiration	Subsidy Type	# of Subsidized Units	# of Total Units
2004 C&D	Alta Vista Apartments	Albuquerque, NM	5.73%	$9,891,050.15	n/a	n/a	8/1/2039	542 ©	n/a	n/a	0	270
Totals	n/a	n/a	n/a	$9,891,050.15	n/a	n/a	n/a	n/a	n/a	n/a	0	270

Notes:

None of the above projects are delinquent or in foreclosure process

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Real Estate Owned

Series	Development Name	Location	Loan Balance at time of default	Current Carrying Value	Program Type	Subsidy Expiration	# of Subsidized Units	# of Total Units
None	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Totals	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Insurance Claims

Series	Development Name	Type of Insurance	Insurance Proceeds Received	Outstanding Insurance Claims Receivable
None	n/a	n/a	n/a	n/a
Totals	n/a	n/a	n/a	n/a

Notes :
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Developments in Monetary Default

Series	Development Name	Location	Outstanding Loan balance	Outstanding Arrearages	# Payments Missed
None	n/a	n/a	n/a	n/a	n/a
Totals	n/a	n/a	n/a	n/a	n/a

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Bonds Outstanding

Series	Maturity Date	Interest Rate	Original Amounts	Principal Matured	Principal Redemptions	Principal Outstanding	Tax Status
2004 Series C	9/1/2039	5.250%	$9,000,000.00			$9,000,000.00	AMT
2004 Series D	9/1/2014	5.450%	$1,470,000.00	$1,470,000.00		$0.00	taxable
2004 Series D	9/1/2023	6.000%	$2,290,000.00	$865,000.00	-	$1,425,000.00	taxable
Totals	n/a	n/a	$12,760,000.00	$2,335,000.00	-	$10,425,000.00	

Note :
Stand Alone Indenture, no cross calls allowed

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Bond Call / Purchase History

		Sources of Funds					
Series	**Bond Call/ Purchase Date**	**Unused Proceeds**	**Prepayments**	**Excess Revenues**	**Other**	**Total Bonds Purchased/ Called**	**MaturityDates of Bonds Called/ Purchased**
2004 C&D	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Totals	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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Investments

Series	Fund	Investment Type	Stated Interest Rate	Maturity Date	Par Amount
2004 C&D	Revenue	GIC	4.00%	9/1/2039	$279,654.36
2004 C&D	Bond Reserve Fund	GIC	4.00%	9/1/2039	$417,556.25
2004 C&D	Revenue	MM	0.00%	Liquid	$65,660.36
Totals	n/a	n/a	n/a	n/a	$762,870.97

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Reserve Requirements

Reserve Fund

Reserve Fund	Reserve Requirement	Account Balance (Par Amount)
Debt Service Reserve		$417,556.25
Mortgage Reserve	None	
Operating & Maintenance	See pg. 2	
Totals	n/a	$417,556.25

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