

Supplemental Financial Report for Quarter Ended December 31, 2014

All statements in this document other than statements of historical facts, including statements regarding our future results of operations and financial position, business strategy and plans and objectives of management for future operations, are forward-looking statements. When used, statements which are not historical in nature, including those containing words such as “anticipate,” “estimate,” “should,” “expect,” “believe,” “intend,” and similar expressions, are intended to identify forward-looking statements. We have based forward-looking statements largely on our current expectations and projections about future events and financial trends that we believe may affect our business, financial condition and results of operations. This document may also contain estimates and other statistical data made by independent parties and by us relating to market size and growth and other industry data. This data involves a number of assumptions and limitations, and you are cautioned not to give undue weight to such estimates. We have not independently verified the statistical and other industry data generated by independent parties contained in this supplement and, accordingly, we cannot guarantee their accuracy or completeness. In addition, projections, assumptions and estimates of our future performance and the future performance of the industries in which we operate are necessarily subject to a high degree of uncertainty and risk due to a variety of factors, including those described under the headings “Risk Factors” beginning on page 12 of our Annual Report on Form 10-K for the year ended December 31, 2014. These forward-looking statements are subject to various risks and uncertainties and America First Multifamily Investors, L.P. expressly disclaims any obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

Disclosure Regarding Non-GAAP Measures

This document refers to certain financial measures that are identified as non-GAAP. The Partnership believes that these non-GAAP measures are helpful to investors because they are the key information used by management to analyze the Partnership’s operations. This supplemental information should not be considered in isolation or as a substitute for the related GAAP measures. The Partnership Only financials included in this document reflect the operations of the Partnership without the consolidation of any variable interest entities (VIEs) under the GAAP consolidation rules which are in effect. Please see the consolidated financial statements filed with the Securities and Exchange Commission which include a reconciliation footnote of Partnership Only to consolidated financial statements. The GAAP consolidated financial statement can be located upon searching for the Partnership’s filings at www.sec.gov.

PARTNERSHIP ONLY FINANCIAL INFORMATION¹

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Fourth Quarter 2014 Fact Sheet

Fourth Quarter 2014 Fact Sheet

Partnership Details

(As of December 31, 2014)

Symbol (NASDAQ)	ATAX
Annualized Distribution	\$0.50
Price	\$5.26
Yield	9.5%

Units Outstanding	60,252,928
Market Capitalization	\$316,930,401
52 week range of stock price	\$5.13 to \$6.38

Partnership Only Financial Information for the Quarter

Ended December 31, 2014¹

(amounts in thousands, except per unit)

Total Revenue	\$	11,963
Net Income - ATAX		2,237
Cash Available to Distribute ("CAD") ²		5,425
Total Assets		758,675
Ratio of Debt To Total Assets at Par and Cost		59.0%

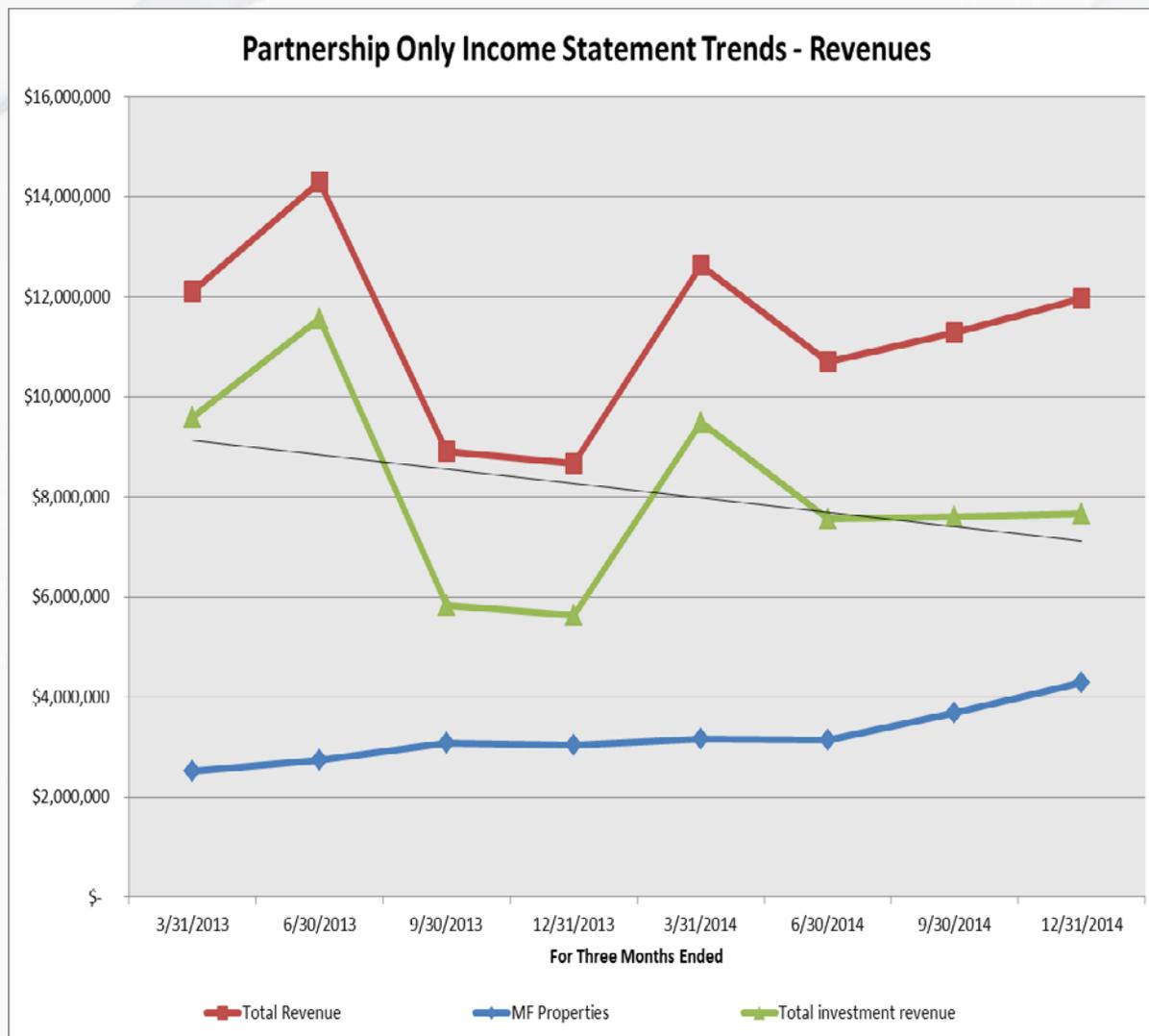
CAD, per unit	\$	0.09
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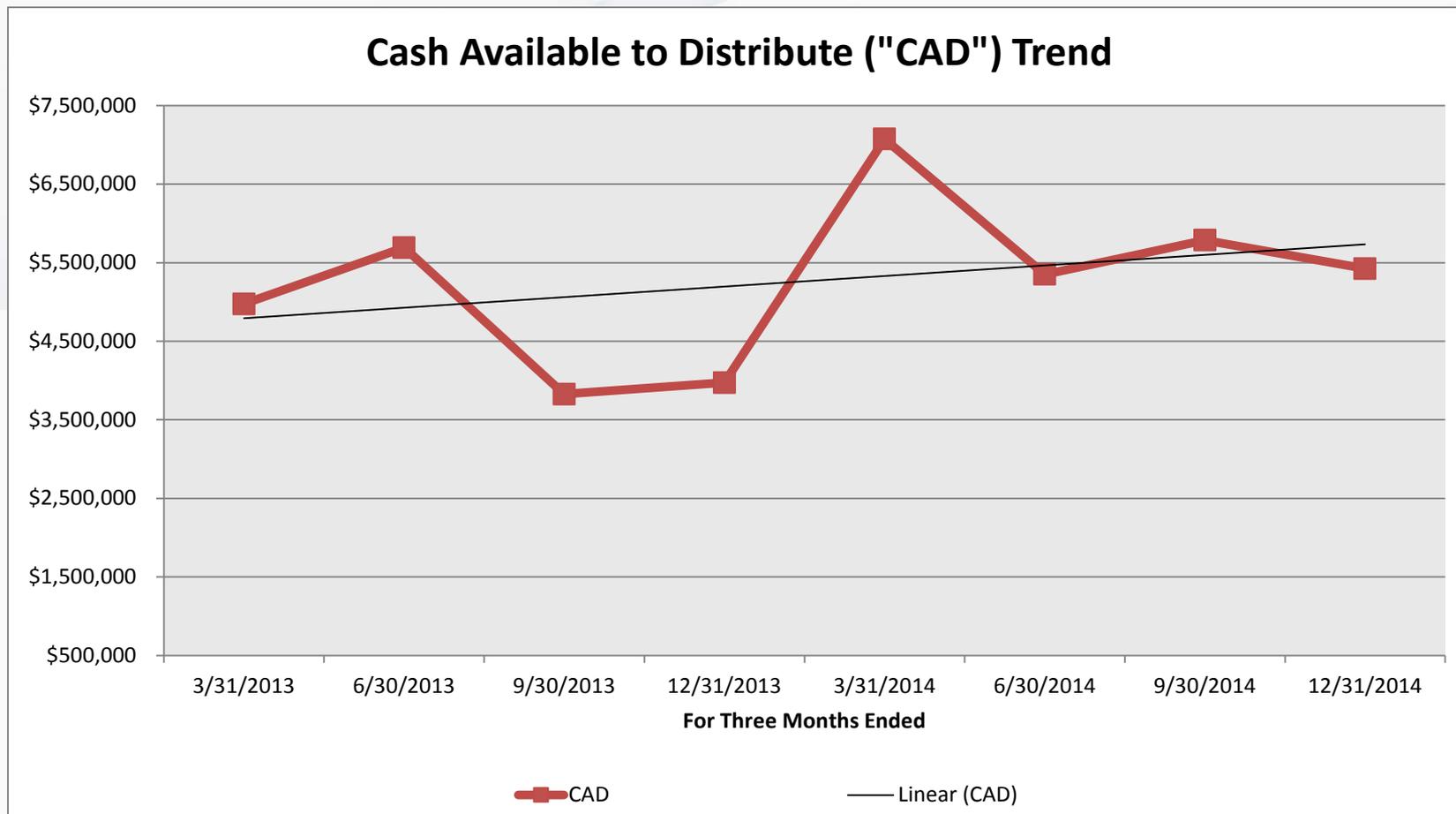
Distribution Declared per unit ³	\$	0.125
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America First Multifamily Investors, L.P. (ATAX or Partnership) was formed for the primary purpose of acquiring a portfolio of mortgage revenue bonds that are issued to provide construction and/or permanent financing of multifamily residential properties. The Partnership believes and expects that interest paid on these bonds is excludable from gross income for federal income tax purposes. Our business objectives are to (i) preserve and protect our capital and (ii) provide regular cash distributions to our shareholders which we believe are substantially exempt from federal income tax. The Partnership also invests in other securities which 1) must be rated in one of the four highest rating categories by at least one nationally recognized securities rating agency and 2) cannot be more than 25% of the Partnership's total assets at acquisition. The Partnership believes and expects that the interest income from these other securities are exempt from federal taxation. The Partnership has also acquired interests in multifamily apartments ("MF Properties") in order to position itself for future investments in mortgage revenue bonds issued to finance these properties.

REVENUE TRENDS

- Recurring revenue has increased due to the Partnership's acquisition of mortgage revenue bonds. In addition, expansion and acquisition of new investment classes (PHC Certificates and mortgage-backed securities) in the second half of 2012 also contributed to this increase over the last eight quarters. The trend line represents the trajectory of total investment revenue including non-recurring revenue as noted below.
- Transactions were recorded in certain quarters of 2013 and 2014 which are not expected to recur including:
 - During the third quarter of 2014, the Partnership recognized approximately \$188,000 of guarantee fee income related to the Greens Property.
 - During the second quarter of 2014, the Partnership sold the Autumn Pines mortgage revenue bond and recognized a gain of approximately \$873,000.
 - During the first quarter of 2014, the Partnership redeemed the Lost Creek mortgage revenue bond and recognized a gain of approximately \$2.8 million.
 - During the second quarter of 2013, the Partnership redeemed the Iona Lakes mortgage revenue bond and recorded approximately \$6.5 million of contingent interest income which will be tax-exempt.
 - During the first quarter of 2013, the Partnership recognized \$3.5 million of interest income from the Ohio Properties' mortgage bonds which had been deferred and recorded as a liability until the recognition of the sale of the Ohio Properties.





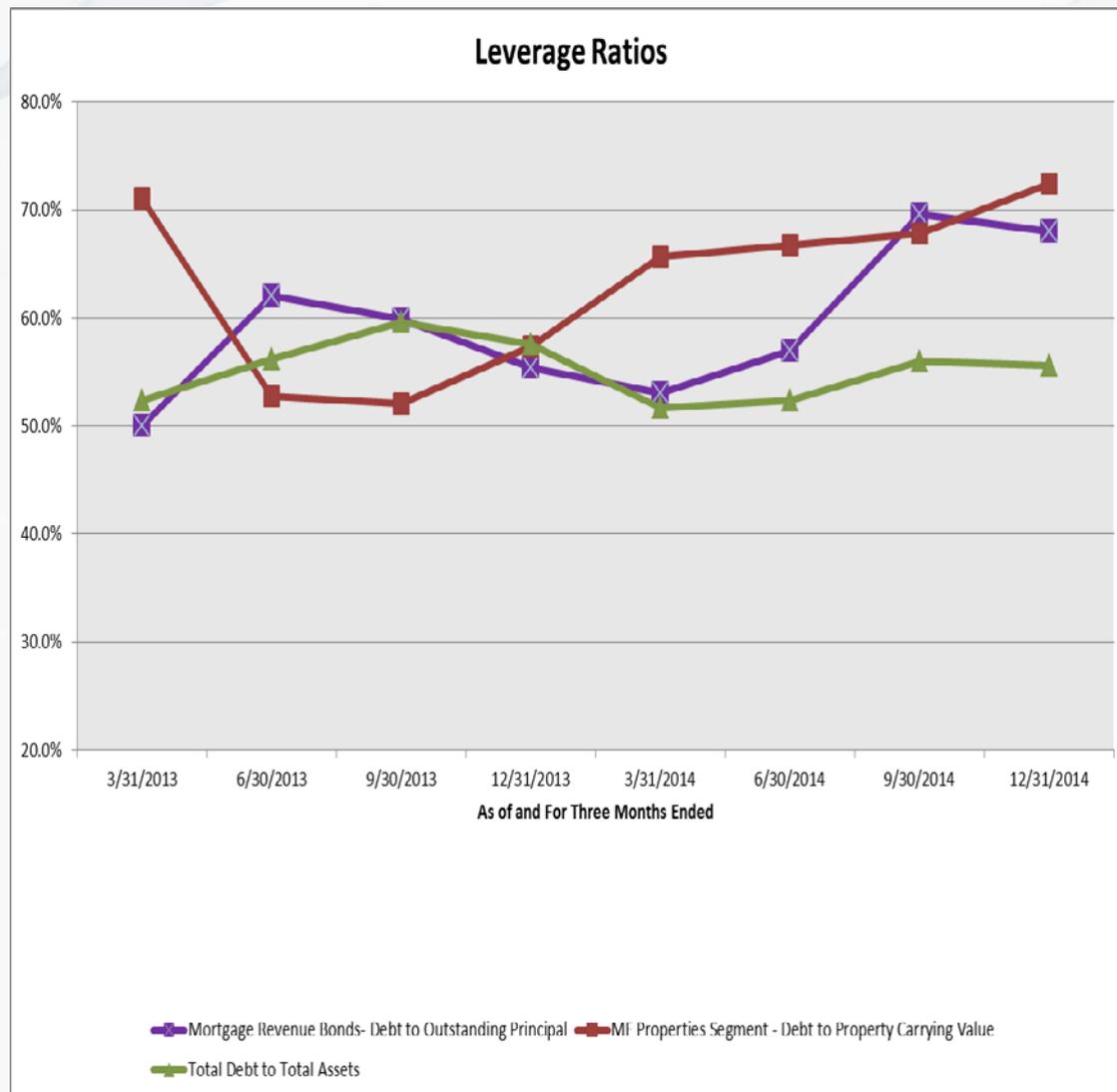
- In general, CAD¹ has been trending up over the past eight quarters.
- The Partnership recognized Tier 2 income (defined as gains on sale of investments) of \$873,000 in the second quarter and \$2.8 million in the first quarter of 2014 of which \$2.8 million was allocated to the unit holders.

1) Management utilizes a calculation of Cash Available for Distribution ("CAD") as a means to determine the Partnership's ability to make distributions to shareholders. This is a non-GAAP financial measure, Slide 17 of the Supplement provides a reconciliation of CAD to Partnership Only net income.

The Partnership's operating policy on leverage is:

- To maintain leverage of between 80% and 95% of the mortgage revenue bonds' par value due to longer term TOB and TEBS facilities and added credit support.
- For investment grade rated assets, which are the PHC certificates and the mortgage-backed securities, the policy allows for higher leverage percentages since those asset classes are more liquid. The Partnership's policy is to have leverage no greater than 80% of the par value for these investment classes.
- The Partnership's policy regarding mortgages on MF Properties is to look at total debt of the Partnership as a percentage of total assets. Mortgages are utilized to bring the leverage ratio on total assets to a target level of 65%.

Weighted Average Cost of Debt ¹	Qtr Ended	Qtr Ended
	31-Dec-14	31-Dec-13
Mortgage Revenue Bonds Segment	2.30%	2.33%
Public Housing Capital Funds Segment	2.80%	2.80%
Mortgage-backed Securities Segment	1.50%	1.40%
MF Properties Segment	3.91%	4.46%



1) The change in the fair value of the interest rate swap contracts which are recorded within interest expense in the consolidated financial statements has been excluded from the calculation of the weighted average cost of debt for the mortgage revenue bond segment for the quarters presented.

Other Partnership Information

Corporate Office:

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Omaha, NE 68102
Phone: 402-444-1630
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Fax: 402-930-3047
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Ticker Symbol: ATAX

Corporate Counsel:

Barnes & Thornburg LLP
11 S. Meridian Street
Indianapolis, IN 46204

The Burlington Capital Group LLC, General Partner of the General Partner for America First Multifamily Investors, L.P. - Board of Managers

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Independent Accountants:

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Corporate Officers

Chief Executive Officer and Acting Chief Financial Officer
Mark A. Hiatt

Partnership Only Financial Statements and Information Schedules

America First Multifamily Investors, L.P.
Partnership Only Balance Sheets ¹

	December 31, 2014	December 31, 2013
Assets		
Cash and cash equivalents	\$ 49,157,571	\$ 11,292,039
Restricted cash	11,141,496	6,344,666
Interest receivable	4,791,828	5,281,398
Mortgage revenue bonds, held in trust	394,568,208	230,885,864
Mortgage revenue bonds	70,601,045	68,946,370
Public housing capital fund trusts	61,263,123	62,056,379
Mortgage-backed Securities	14,841,558	37,845,661
Real estate assets:		
Land	13,753,493	9,245,592
Buildings and improvements	110,706,173	90,253,256
Real estate assets before accumulated depreciation	124,459,666	99,498,848
Accumulated depreciation	(14,108,154)	(9,386,811)
Net real estate assets	110,351,512	90,112,037
Other assets	41,958,914	33,488,744
Total Assets	\$ 758,675,255	\$ 546,253,158
Liabilities		
Accounts payable, accrued expenses and other	\$ 4,123,346	\$ 4,963,653
Distribution payable	7,617,390	6,446,076
Debt financing	345,359,000	257,274,000
Mortgage payable	76,707,834	57,087,320
Bond purchase commitment -FMV adjustment	-	4,852,177
Total Liabilities	433,807,570	330,623,226
Partners' Capital		
General Partner	578,238	16,671
Beneficial Unit Certificate holders	324,305,442	215,624,583
Total Partners' Capital	324,883,680	215,641,254
Noncontrolling interest	(15,995)	(11,322)
Total Capital	324,867,685	215,629,932
Total Liabilities and Partners' Capital	\$ 758,675,255	\$ 546,253,158

1) The Partnership Only financial information reflects the consolidated operations of the Company but excludes the Consolidated VIE segment which is how management monitors the results of the business. As this can be interpreted to be a non-GAAP measure, please see the Variable Interest Entities footnote 4 to the annual financial statements filed with the SEC (Form 10-K) which reconciles the consolidated financial statements to the Partnership Only Financial statements.

America First Multifamily Investors, L.P.
Partnership Only Income Statements

	For Three Months Ended December 31, 2014	For Three Months Ended December 31, 2013	For The Year Ended December 31, 2014	For The Year Ended December 31, 2013
Revenues:				
Investment income	\$ 7,432,193	\$ 5,419,748	\$ 27,535,513	\$ 24,109,397
Property revenues	4,290,868	3,033,125	14,250,572	11,358,718
Gain on mortgage revenue bonds - sale and redemption	16,874	-	3,701,772	-
Contingent interest income	40,000	-	40,000	6,497,160
Other interest income	183,243	214,180	856,217	1,772,338
Other income	-	-	188,000	250,000
Total Revenues	<u>11,963,178</u>	<u>8,667,053</u>	<u>46,572,074</u>	<u>43,987,613</u>
Expenses:				
Real estate operating (exclusive of items shown below)	2,247,363	1,889,133	7,796,761	6,522,091
Realized loss on taxable property loans	-	-	-	4,557,741
Provision for loan loss	-	-	75,000	168,000
Provision for loss on receivables	-	-	-	241,698
Depreciation and amortization	1,818,169	1,411,174	6,089,708	5,374,802
Interest	4,194,357	1,947,342	11,398,649	7,235,336
General and administrative	1,467,715	1,139,532	5,547,208	4,237,245
Total Expenses	<u>9,727,604</u>	<u>6,387,181</u>	<u>30,907,326</u>	<u>28,336,913</u>
Income from continuing operations	2,235,574	2,279,872	15,664,748	15,650,700
Income from discontinued operations (including gain on sale of MF Property of \$3,177,183 in 2013)	-	-	-	3,442,404
Net income before noncontrolling interest	2,235,574	2,279,872	15,664,748	19,093,104
Loss attributable to noncontrolling interest	(1,047)	(1,661)	(4,673)	261,923
Net income - ATAX Partnership	<u>\$ 2,236,621</u>	<u>\$ 2,281,533</u>	<u>\$ 15,669,421</u>	<u>\$ 18,831,181</u>
Net income allocated to:				
General Partner	\$ 31,966	\$ 22,816	\$ 1,056,316	\$ 1,416,296
Limited Partners - Unitholders	2,204,655	2,258,717	14,613,105	17,414,885
Noncontrolling interest	(1,047)	(1,661)	(4,673)	261,923
	<u>\$ 2,235,574</u>	<u>\$ 2,279,872</u>	<u>\$ 15,664,748</u>	<u>\$ 19,093,104</u>
Selected Segment Data (Partnership Only):				
Revenue:				
Mortgage Revenue Bond Investments	\$ 6,716,525	\$ 4,394,970	\$ 27,858,725	\$ 27,766,013
MF Properties	4,290,868	3,033,125	14,250,572	11,358,719
Public Housing Capital Fund Trusts	727,707	816,352	3,038,819	3,261,611
MBS Investments	228,078	422,606	1,423,958	1,601,270
Total	<u>11,963,178</u>	<u>8,667,053</u>	<u>46,572,074</u>	<u>43,987,613</u>
Total Expenses:				
Mortgage Revenue Bond Investments	4,877,295	2,236,589	13,988,431	13,274,432
MF Properties	4,467,296	3,665,050	15,188,723	13,195,795
Public Housing Capital Fund Trusts	313,433	354,552	1,323,851	1,321,152
MBS Investments	69,580	130,990	406,321	545,534
Total	<u>9,727,604</u>	<u>6,387,181</u>	<u>30,907,326</u>	<u>28,336,913</u>
Income from Continuing Operations:				
Mortgage Revenue Bond Investments	1,839,230	2,158,381	13,870,294	14,491,581
MF Properties	(176,428)	(631,925)	(938,151)	(1,837,076)
Public Housing Capital Fund Trusts	414,274	461,800	1,714,968	1,940,459
MBS Investments	158,498	291,616	1,017,637	1,055,736
Total	<u>\$ 2,235,574</u>	<u>\$ 2,279,872</u>	<u>\$ 15,664,748</u>	<u>\$ 15,650,700</u>

1) The Partnership Only financial information reflects the consolidated operations of the Company but exclude the Consolidated VIE segment which is how management monitors the results of the business. As this can be interpreted to be a non-GAAP measure, please see the Variable Interest Entities footnote 4 to the annual financial statements filed with the SEC (Form 10-K) which reconciles the consolidated financial statements to the Partnership Only Financial statements.

America First Multifamily Investors, L.P.
Partnership Only Cash Available for Distribution and Other Performance Measures
For Three Months Ended

	<u>March 31, 2013</u>	<u>June 30, 2013</u>	<u>September 30, 2013</u>	<u>December 31, 2013</u>	<u>March 31, 2014</u>	<u>June 30, 2014</u>	<u>September 30, 2014</u>	<u>December 31, 2014</u>
Partnership Only net income ¹	\$ 8,562,385	\$ 4,257,299	\$ 3,729,964	\$ 2,367,921	\$ 6,159,600	\$ 3,800,139	3,473,061	2,236,621
Change in fair value of derivatives and interest rate derivative amortization	104,658	(240,904)	440,331	(20,475)	175,837	434,071	153,810	1,239,632
Depreciation and amortization expense (Partnership only)	1,242,689	1,319,545	1,411,253	1,411,174	1,382,626	1,293,553	1,595,360	1,818,169
Bond purchase discount accretion (net of cash received)	(47,275)	178,721	(45,283)	170,452	(23,476)	(2,393)	1,902	140,296
Developer income	-	396,000	88,000	44,000	88,000	44,000	487,948	-
Deferral of Ohio Properties' interest & reversal	(3,517,258)	-	-	-	-	-	-	-
Deferral of Greens Property' interest & reversal	166,526	166,268	(468,058)	-	-	-	-	-
Deferred Gain - Sale of Ohio Properties	(1,775,527)	-	-	-	-	-	-	-
Deferred Gain - Sale of Greens Property	-	-	(1,401,656)	-	-	-	-	-
Tier 2 Income distributable to the General Partner	-	(484,855)	-	-	(708,811)	(218,295)	-	(10,000)
Provision for loan loss	-	96,000	72,000	-	-	-	75,000	-
Provision for loss on receivable	238,175	3,523	-	-	-	-	-	-
CAD	\$ 4,974,373	\$ 5,691,597	\$ 3,826,551	\$ 3,973,072	\$ 7,073,776	\$ 5,351,075	5,787,081	5,424,718
Weighted average number of units outstanding, basic and diluted	42,772,928	42,772,928	42,772,928	45,472,928	56,919,595	60,252,928	60,252,928	60,252,928
Partnership Only:								
Net income, basic and diluted, per unit ¹	\$ 0.05	\$ 0.10	\$ 0.09	\$ 0.05	\$ 0.10	\$ 0.05	\$ 0.06	\$ 0.04
CAD per unit	\$ 0.12	\$ 0.13	\$ 0.09	\$ 0.09	\$ 0.12	\$ 0.09	\$ 0.10	\$ 0.09
Distributions declared, per unit	\$ 0.125	\$ 0.125	\$ 0.125	\$ 0.125	\$ 0.125	\$ 0.125	\$ 0.125	\$ 0.125
footnote (see below)		2	2	2	2	2	2	2

1) Net income per unit for the applicable quarter will not agree to the amount disclosed in the consolidated statement of operations in the consolidated financial statements filed with the SEC because the consolidated VIEs segment results have been excluded from the Partnership Only net income.

2) For the tax year ended December 31, 2013, taxable income was approximately 6% of the total of taxable and tax-exempt interest income on the Partnership's tax return. In addition, income subject to AMT was approximately 25% of the tax-exempt income. A unit holder of ATAX who had ownership for the full year would have seen a similar break out of their income on their 2013 tax form K-1.

America First Multifamily Investors, L.P.
Mortgage Revenue Bond Investment Schedule
December 31, 2014

<u>Property Name</u>	<u>Location</u>	<u>Maturity Date</u>	<u>Base Interest Rate</u>	<u>Principal Outstanding</u>	<u>Estimated Fair Value</u>
Arbors at Hickory Ridge	Memphis, TN	12/1/2049	6.25%	\$ 11,450,000	\$ 13,363,236
Ashley Square	Des Moines, IA	12/1/2025	6.25%	5,159,000	5,645,559
Avistar on the Boulevard - Series A	San Antonio, TX	3/1/2050	6.00%	16,525,000	18,943,599
Avistar at Chase Hill - Series A	San Antonio, TX	3/1/2050	6.00%	10,000,000	11,196,800
Avistar at the Crest - Series A	San Antonio, TX	3/1/2050	6.00%	9,700,000	11,119,692
Avistar at the Oak - Series A	San Antonio, TX	8/1/2050	6.00%	7,800,000	8,669,622
Avistar in 09 - Series A	San Antonio, TX	8/1/2050	6.00%	6,735,000	7,485,885
Avistar on the Hill - Series A	San Antonio, TX	8/1/2050	6.00%	5,389,000	6,132,520
Bella Vista	Gainesville, TX	4/1/2046	6.15%	6,490,000	7,115,571
Bent Tree Apartments	Columbia, SC	12/15/2030	6.25%	7,465,000	8,150,400
Bridle Ridge	Greer, SC	1/1/2043	6.00%	7,655,000	8,314,249
Brookstone	Waukegan, IL	5/1/2040	5.45%	9,256,001	8,829,477
Bruton Apartments	Dallas, TX	8/1/2054	6.00%	18,145,000	19,600,955
Copper Gate	Layfayette, IN	12/1/2029	6.25%	5,220,000	5,783,656
Cross Creek Apartments	Beaufort, SC	3/1/2049	6.15%	8,422,997	8,617,079
Decatur-Angle	Forth Worth, TX	1/1/2054	5.75%	23,000,000	23,919,540
Fairmont Oaks Apartments	Gainsville, FL	4/1/2033	6.30%	7,266,000	7,994,716
Glenview - Series A	Cameron Park, CA	12/1/2031	5.75%	4,670,000	4,670,000
Greens of Pine Glen - Series A	North Carolina	5/1/2042	6.50%	8,366,000	9,371,119
Harden Ranch - Series A	Salinas, California	3/1/2030	5.75%	6,960,000	7,471,421
Heritage Square	Edinberg, TX	9/1/2051	6.00%	11,705,000	12,814,125
Lake Forest Apartments	Daytona Beach, FL	12/1/2031	6.25%	8,886,000	9,889,614
Live 929 Apartments	Baltimore, MD	7/1/2049	5.78%	40,245,000	44,693,484
Montclair - Series A	Lemoore, CA	12/1/2031	5.75%	2,530,000	2,530,000
Ohio Bond - Series A	Ohio	6/1/2050	7.00%	14,407,000	16,851,034
Pro Nova - 2014-1	Knoxville, TN	5/1/2034	6.00%	10,000,000	10,651,400
Pro Nova - 2014-2	Knoxville, TN	5/1/2025	5.25%	10,000,000	10,487,200
Renaissance - Series A	Baton Rouge, LA	6/1/2050	6.00%	8,550,000	9,005,544
Renaissance - Series B & C	Baton Rouge, LA	6/1/2015	12.00%	4,125,000	4,725,263
Runnymede	Austin, TX	10/1/2042	6.00%	10,440,000	11,825,910
Santa Fe	Hesperia, CA	12/1/2031	5.75%	3,065,000	3,065,000
Southpark	Austin, TX	12/1/2049	6.13%	13,680,000	15,585,898
The Palms at Premier Park	Columbia, SC	1/1/2050	6.25%	20,152,000	22,832,619
The Suites on Paseo	San Diego, CA	12/1/2048	6.25%	35,450,000	38,643,691
Tyler Park Townhomes - Series A	Greenfield, CA	1/1/2030	5.75%	6,075,000	6,420,060
Vantage at Judson	San Antonio, TX	2/1/2053	9.00%	6,049,000	6,766,230
Vantage at Harlingen	San Antonio, TX	9/1/2053	9.00%	6,692,000	7,399,813
Westside Village - Series A	Shafter, CA	1/1/2030	5.75%	3,970,000	4,195,496
Woodlynn Village	Maplewood, MN	11/1/2042	6.00%	4,390,000	4,766,706
Other Series B Bonds	Multiple	Multiple	Multiple	18,152,068	19,625,073
Total Mortgage Revenue Bonds				\$ 424,237,066	\$ 465,169,256

America First Multifamily Investors, L.P.
Other investments
December 31, 2014

<u>Name</u>	<u>Weighted Average Lives</u>	<u>Weighted Avg. Coupon Rate</u>	<u>Principal Outstanding</u>	<u>Estimated Fair Value</u>
Public Housing Capital Fund Trust Certificate I	10.25	5.33%	\$ 25,980,780	\$ 28,347,889
Public Housing Capital Fund Trust Certificate II	9.72	4.28%	12,429,186	12,152,015
Public Housing Capital Fund Trust Certificate III	10.81	5.42%	20,898,432	20,763,219
			\$ 59,308,398	\$ 61,263,123
<u>Mortgage-backed Securities (Agency Rating)</u>	<u>Weighted Avg. Maturity Date</u>	<u>Weighted Avg. Coupon Rate</u>		
"AAA"	7/1/2032	4.60%	\$ 5,000,000	\$ 5,054,350
"AA"	7/9/2036	4.20%	9,765,000	9,787,207
			\$ 14,765,000	\$ 14,841,557

America First Multifamily Investors, L.P.
Mortgage Revenue Bond Investment Schedule
December 31, 2013

Property Name	Location	Maturity Date	Base Interest Rate	Principal Outstanding	Estimated Fair Value
Arbors at Hickory Ridge	Memphis, TN	12/1/2049	6.25%	\$ 11,450,000	\$ 11,801,900
Ashley Square	Des Moines, IA	12/1/2025	6.25%	5,212,000	5,212,000
Autumn Pines	Humble, TX	10/1/2046	5.80%	13,110,000	11,952,818
Avistar on the Boulevard - Series A	San Antonio, TX	3/1/2050	6.00%	13,760,000	12,453,888
Avistar at Chase Hill - Series A	San Antonio, TX	3/1/2050	6.00%	8,960,000	8,109,428
Avistar at the Crest - Series A	San Antonio, TX	3/1/2050	6.00%	8,759,000	7,460,215
Avistar (February 2013 Acquisition) - Series B (3 Bonds)	San Antonio, TX	4/1/2050	9.00%	6,921,000	6,371,745
Avistar at the Oak - Series A	San Antonio, TX	8/1/2050	6.00%	5,878,000	4,971,554
Avistar in 09 - Series A	San Antonio, TX	8/1/2050	6.00%	5,482,000	5,029,571
Avistar on the Hill - Series A	San Antonio, TX	8/1/2050	6.00%	3,091,000	2,855,805
Avistar (June 2013 Acquisition) - Series B (3 Bonds)	San Antonio, TX	9/1/2050	9.00%	6,484,000	5,968,976
Bella Vista	Gainesville, TX	4/1/2046	6.15%	6,545,000	6,070,010
Bent Tree Apartments	Columbia, SC	12/15/2030	6.25%	7,542,000	7,298,980
Bridle Ridge	Greer, SC	1/1/2043	6.00%	7,715,000	7,262,130
Brookstone	Waukegan, IL	5/1/2040	5.45%	9,338,600	8,305,392
Copper Gate	Lafayette, IN	12/1/2029	6.25%	5,220,000	4,967,352
Cross Creek Apartments	Beaufort, SC	3/1/2049	6.15%	8,497,933	7,522,563
Fairmont Oaks Apartments	Gainesville, FL	4/1/2033	6.30%	7,355,000	7,215,082
Greens of Pine Glen - Series A	North Carolina	5/1/2042	6.50%	8,437,500	7,860,075
Lake Forest Apartments	Daytona Beach, FL	12/1/2031	6.25%	8,997,000	8,707,539
Ohio Bond - Series A	Ohio	6/1/2050	7.00%	14,519,000	14,498,000
Ohio Bond - Series B	Ohio	6/1/2050	10.00%	3,585,590	3,734,454
Renaissance - Series A	Baton Rouge, LA	6/1/2050	6.00%	3,850,000	3,413,100
Renaissance - Series B & C	Baton Rouge, LA	6/1/2015	12.00%	4,125,000	4,544,935
Runnymede	Austin, TX	10/1/2042	6.00%	10,525,000	9,973,490
Southpark	Austin, TX	12/1/2049	6.13%	13,795,000	12,897,635
Tyler Park Townhomes	Greenfield, CA	1/1/2030	5.75%	6,075,000	5,625,936
Vantage at Judson	San Antonio, TX	2/1/2053	9.00%	6,049,000	5,858,577
Vantage at Harlingen	San Antonio, TX	9/1/2053	9.00%	6,692,000	6,480,265
Villages at Lost Creek	San Antonio, TX	6/1/2041	6.25%	18,090,000	17,626,172
Westside Village	Shafter, CA	1/1/2030	5.75%	3,970,000	3,621,355
Woodlynn Village	Maplewood, MN	11/1/2042	6.00%	4,426,000	4,085,021
Palms at Premier	Columbia, SC	1/1/2050	6.25%	20,152,000	19,868,058
Suites on Paseo	San Diego, CA	12/1/2048	6.25%	35,750,000	35,747,500
Other Series B Bonds	Multiple	Multiple	Multiple	4,380,295	4,460,710
Total Mortgage Revenue Bonds				\$ 314,738,918	\$ 299,832,231

America First Multifamily Investors, L.P.
Other investments
December 31, 2013

Name	Weighted Average Lives	Weighted Avg. Coupon Rate	Principal Outstanding	Estimated Fair Value
Public Housing Capital Fund Trust Certificate I	12.75	5.33%	\$ 26,406,558	\$ 26,694,654
Public Housing Capital Fund T trust Certificate II	12.3	4.24%	17,959,713	16,403,504
Public Housing Capital Fund T trust Certificate III	13.3	5.41%	20,898,432	18,958,221
			\$ 65,264,703	\$ 62,056,379
Mortgage-backed Securities (Agency Rating)	Weighted Avg. Maturity Date	Weighted Avg. Coupon Rate		
"AAA"	12/9/2037	4.05%	22,710,000	\$ 20,246,333
"AA"	2/5/2037	4.00%	20,120,000	17,738,101
			\$ 42,830,000	\$ 37,984,434

America First Multifamily Investors, L.P.
Mortgage Bond Properties Physical Occupancy

Property Name	Total Number of Units	Percentage of Occupied Units by Quarter								
		December 31, 2012	March 31, 2013	June 30, 2013	September 30, 2013	December 31, 2013	March 31, 2014	June 30, 2014	September 30, 2014	December 31, 2014
<u>Mortgage Bond Properties</u>										
Arbors at Hickory Ridge	348	92%	96%	94%	94%	92%	96%	91%	93%	93%
Ashley Square Apartments	144	98%	100%	96%	97%	94%	97%	90%	94%	94%
Autumn Pines Apartments	250	92%	92%	92%	94%	93%	94%	n/a	n/a	n/a
Avistar at Chase Hill ¹	232	n/a	n/a	n/a	n/a	n/a	n/a	n/a	92%	90%
Avistar at the Crest ¹	200	n/a	n/a	n/a	n/a	n/a	n/a	n/a	98%	92%
Avistar at the Oaks ¹	156	n/a	n/a	n/a	n/a	n/a	n/a	n/a	87%	91%
Avistar in 09 ¹	133	n/a	n/a	n/a	n/a	n/a	n/a	n/a	96%	96%
Avistar on the Boulevard ¹	344	n/a	n/a	n/a	n/a	n/a	n/a	n/a	97%	95%
Avistar on the Hill ¹	129	n/a	n/a	n/a	n/a	n/a	n/a	n/a	95%	95%
Bella Vista Apartments	144	91%	90%	85%	87%	93%	94%	97%	96%	98%
Bent Tree Apartments	232	91%	88%	91%	88%	94%	98%	94%	92%	92%
Bridle Ridge Apartments	152	92%	95%	96%	98%	99%	97%	98%	98%	98%
Brookstone Apartments	168	95%	93%	95%	95%	96%	98%	99%	95%	98%
Copper Gate ¹	128	n/a	n/a	n/a	n/a	n/a	98%	99%	96%	95%
Cross Creek Apartments	144	89%	88%	87%	91%	97%	93%	93%	96%	94%
Fairmont Oaks Apartments	178	87%	89%	89%	90%	91%	92%	89%	90%	90%
Glenview Apartments ³	88	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	97%
Greens of Pine Glen	168	93%	93%	94%	93%	94%	93%	93%	87%	93%
Harden Ranch ³	100	n/a	n/a	n/a	n/a	n/a	98%	98%	95%	99%
Heritage Square ³	204	n/a	n/a	n/a	n/a	n/a	n/a	n/a	85%	81%
Lake Forest Apartments	240	90%	93%	90%	91%	90%	88%	88%	94%	95%
Live 929 Apartments ^{2 & 3}	572	n/a	n/a	n/a	n/a	n/a	n/a	n/a	96%	97%
Montclair Apartments ³	80	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	96%
Ohio Properties	362	95%	96%	93%	94%	93%	94%	96%	97%	96%
Palms at Premier ³	240	n/a	n/a	n/a	n/a	n/a	88%	90%	92%	95%
Renaissance Gateway ⁴	208	n/a	n/a	n/a	n/a	n/a	n/a	n/a	94%	93%
Runnymede Apartments	252	96%	95%	98%	98%	98%	98%	97%	96%	97%
Santa Fe Apartments ³	89	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	99%
South Park Ranch Apartments	192	97%	99%	99%	98%	98%	100%	99%	99%	99%
Suites on Paseo ²	384	n/a	n/a	n/a	n/a	n/a	61%	36%	89%	90%
Tyler Park Apartments ³	88	n/a	n/a	n/a	n/a	97%	95%	100%	99%	99%
Vantage at Judson ⁴	288	n/a	n/a	n/a	n/a	n/a	n/a	61%	91%	90%
Westside Village ³	81	n/a	n/a	n/a	n/a	100%	100%	100%	96%	96%
Woodlynn Village	59	98%	98%	98%	97%	100%	97%	90%	86%	86%
	<u>6,777</u>									

- 1) Mortgage bond secured by this property was acquired in 2013. The rehabilitation construction was completed in the third quarter of 2014.
- 2) Student housing facility - number of units equals number of beds. Occupancy is lower in the summer months.
- 3) Mortgage bonds were acquired in the quarter the occupancy began to be reported.
- 4) The Property's construction is complete and is in the stabilization stage.

America First Multifamily Investors, L.P.

MF Properties Physical Occupancy

Property Name	Total Number of Units	Percentage of Occupied Units								
		December 31, 2012	March 31, 2013	June 30, 2013	September 30, 2013	December 31, 2013	March 31, 2014	June 30, 2014	September 30, 2014	December 31, 2014
<u>MF Properties</u>										
Arboretum	145	86%	94%	99%	97%	99%	98%	97%	99%	99%
Eagle Village ¹	511	70%	72%	40%	67%	64%	65%	41%	69%	68%
Glynn Place	128	77%	85%	89%	88%	80%	78%	85%	88%	83%
Meadowview	224	98%	97%	77%	92%	94%	95%	95%	98%	85%
Residences at DeCordova	110	81%	85%	95%	99%	99%	98%	99%	95%	94%
Residences at Weatherford	76	72%	93%	95%	97%	99%	99%	99%	100%	97%
The 50/50 ^{1 & 3}	475	n/a	n/a	n/a	n/a	n/a	n/a	n/a	99%	96%
The Colonial	258	86%	78%	90%	89%	86%	84%	85%	90%	86%
Woodland Park ²	<u>236</u>	89%	88%	91%	93%	91%	91%	92%	93%	89%
	<u>2,163</u>									

1) Student housing facility - number of units equals number of beds. Occupancy is lower in the summer months.

2) The property's foreclosure was completed on May 29, 2013 and it became an MF Property. The occupancy information for periods prior to the foreclosure are when it was accounted for as a mortgage

3) The Property's construction is complete and is in the stabilization stage.