

# Core Fixed Income Strategy

## About the Strategy

The core fixed income strategy is an investment grade, intermediate duration bond portfolio that seeks to preserve capital, deliver attractive risk-adjusted returns, provide a high level of current income, and serve as the ballast in a portfolio, all while investing in well-researched bonds that have direct and measurable positive societal impacts.

## Strategy Highlights

Inception	1999
Benchmark	Bloomberg Intermediate U.S. Aggregate Index
Strategy	Core Intermediate
Vehicles	Separate Account, Mutual Fund (CCM Community Impact Bond Fund)

## Investment Philosophy

The core fixed income investment philosophy is grounded in three core beliefs:

- 1 Fixed income impact investing can deliver positive societal impacts
- 2 Fixed income impact investing can deliver attractive risk-adjusted returns
- 3 Core fixed income should serve as the ballast in a diversified portfolio

## Investment Process

- 1 Invests in positive impact bonds driven primarily by an analysis on the bonds' use of proceeds and how it supports our impact themes, a rigorous evaluation of the issuer and its impact and/or mission-driven goals, and sustainability linked performance targets.
- 2 Looks to construct an investment grade portfolio that delivers higher yield and better portfolio diversification benefits vs. the intermediate investment grade bond market.
- 3 Seeks to take advantage of opportunities and reduce risks through active management.

## Investable Universe

The strategy's investment opportunity set includes securities that are liquid, financially sound, and that meet our strict impact criteria. These include securities in the following sectors:

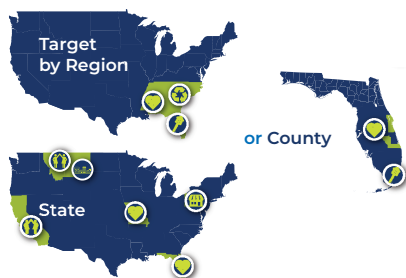
- Agency Commercial Mortgage-Backed-Securities (CMBS)
- Agency Mortgage-Backed-Securities (MBS)
- Asset-Backed Securities
- Corporate Bonds
- Taxable Municipals

## Customizable Impact

The strategy offers impact customization where clients can direct their capital to support specific geographies, impact themes, or impact initiatives. Customization can take place in a separate account and in our flagship mutual fund.

### Impact by Geography

Investments can target geographic regions down to the county level. Investors can choose multiple geographies within different counties, states, and/or regions with the investments supporting a variety of CCM's 18 impact themes.



Investments by geography will support a variety of our 18 impact themes.

or

### Impact by Theme

Investments can target one or more of 18 impact themes. When a client selects this option, each investment will align with at least one of those specified impact themes. These investments can be anywhere in the U.S.



Target One  
Impact Theme

or Multiple Impact Themes



For full descriptions of all 18 impact themes, visit [www.ccminvests.com](http://www.ccminvests.com).

or

### Impact by Initiative

Investments can target one or both of our impact initiatives: COVID-19 Relief or Minority CARES. These investments can be anywhere in the U.S.



For more information on our initiatives, visit [www.ccminvests.com](http://www.ccminvests.com).

## Impact Reporting

Clients who customize receive tailored quarterly impact reports detailing the positive impacts of their investments. We additionally publish an annual impact report, quarterly firm impact overview, and a quarterly impact overview for our flagship fund.

## Investment Example

### Stirrup Plaza Apartments Phase I

Location: **Miami, FL** | Sector: **Agency CMBS**

Stirrup Plaza Apartments Phase I is a Low-Income Housing Tax Credit (LIHTC) property for seniors with 100 units. To qualify for the LIHTC allocation, the property owner agreed to reserve all 100 units for low-income residents for a period of 30 years. Specifically, 80 units are reserved for residents with incomes at or below 60% of the area median income (AMI) and 20 units for residents with incomes at or below 28% of the AMI. The property is in a moderate-income, majority-minority, and high-poverty census tract where 75% of the population are minorities and 21% live below the poverty line.

Stirrup Plaza Apartments Phase I was preserved and rehabilitated as a public/private partnership with Miami-Dade County Public Housing and Community Development. As part of the land use restriction agreement (LURA) for this project, the property owner agreed to provide units with new kitchens and bathrooms including new cabinets, appliances, and fixtures with all Water Sense-certified faucets, toilets, and shower heads. Additionally, all windows were replaced with new low "E" impact windows with new marble windowsills, and unit doors were replaced with steel doors with peepholes at an appropriate level for people in wheelchairs. The building has reflective/green roofing that is expected to last for at least 30 years. Community amenities include an exercise room, community room, shaded picnic area with tables and benches, library, computer lab, and laundry room with Energy Star-qualified machines.

The Stirrup Plaza Apartments were named after Ebenezer Woodbury Franklin Stirrup, a prominent Black Bahamian pioneer who immigrated from the Bahamas to South Florida in 1888 and worked his way from a carpenter's apprentice to become an enormously successful Coconut Grove homebuilder.

#### IMPACT THEMES THIS INVESTMENT HELPED SUPPORT:

-  Affordable Housing
-  Environmental Sustainability
-  Healthy Communities
-  Minority Advancement
-  Seniors, Veterans, and the Disabled

Walk Score  
**71**

Bike Score  
**80**

 Minority CARES

This investment is part of our  
**Minority CARES Initiative.**

Image source: <https://stirrup-plaza-apartments-in-miami.business.site/>

## About CCM

Community Capital Management, LLC (CCM) is an investment adviser registered with the Securities and Exchange Commission. CCM was founded in 1998 and manages approximately \$4 billion in assets. The firm believes a fully integrated portfolio — one that includes environmental, social, and governance (ESG) factors — seeks to deliver strong financial performance while simultaneously having positive long-term economic and sustainable impact. CCM's strategies utilize an innovative approach to fixed income and equity investing by combining the positive outcomes of impact and ESG investing with rigorous financial analysis, an inherent focus on risk management, and transparent research. For more information, please visit: [www.ccminvests.com](http://www.ccminvests.com).

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