

Cambridge Redevelopment Authority

Executive Summary

Account Summary as of 1/31/19

- Asset Value: **\$18,441,456**
- Asset Allocation: **33% Equity & 67% Fixed Income**
- Projected Dividend & Interest Income: **\$345,082**

Strategy Overview – “Investing With Impact”

- **Equity Investments**
 - Research-based equity portfolio investing in companies generating positive environmental & social impact
 - 32 Individual Stock positions
 - US-based companies - 2/3 Large Cap and 1/3 Small & Mid Cap allocation
 - 1.73% dividend yield
- **Fixed Income Investments**
 - U.S. Government Agencies – FNMA, FHLMC, FFCB
 - International Bank Reconstruction & Development bonds (“IBRD” / World Bank)
 - U.S. Investment Grade Corporate bonds – selected using MS ESG screening
 - Maturity Range: 1 – 3 Years
 - Current Yield: 1.9%

Strategic Performance Reporting

Prepared on April 05, 2019 for:

CAMBRIDGE REDEVELOPMENT AUTHORITY

Account No. [REDACTED]

The Javaheri Group

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ACCOUNT(S) INCLUDED IN THIS REPORT

CAMBRIDGE REDEVELOPMENT AUTHORITY [REDACTED]

Reporting Currency: USD

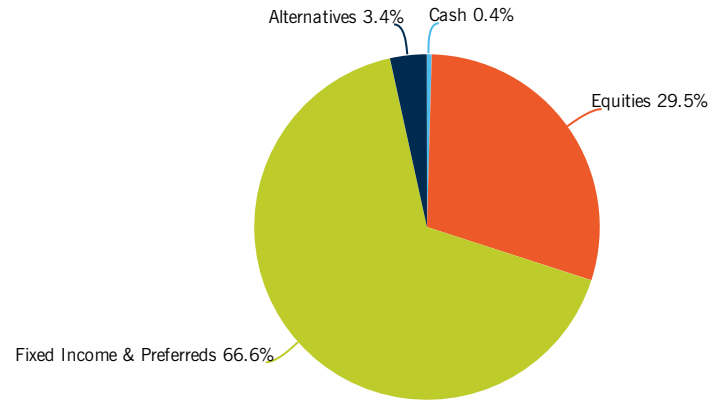
MORGAN STANLEY WEALTH MANAGEMENT

Account Name	Account Type/ Manager Name	Advisory/ Brokerage	Account Number	Date Opened	Date Closed
CAMBRIDGE REDEVELOPMENT AUTHORITY	AAA	Advisory	[REDACTED]	03/20/15	-

Investment, insurance and annuity products offered through Morgan Stanley Smith Barney LLC are: NOT FDIC INSURED | MAY LOSE VALUE | NOT BANK GUARANTEED | NOT A BANK DEPOSIT | NOT INSURED BY ANY FEDERAL GOVERNMENT AGENCY.

All content within this Document applies to the accounts listed above or a subset thereof, unless otherwise indicated.

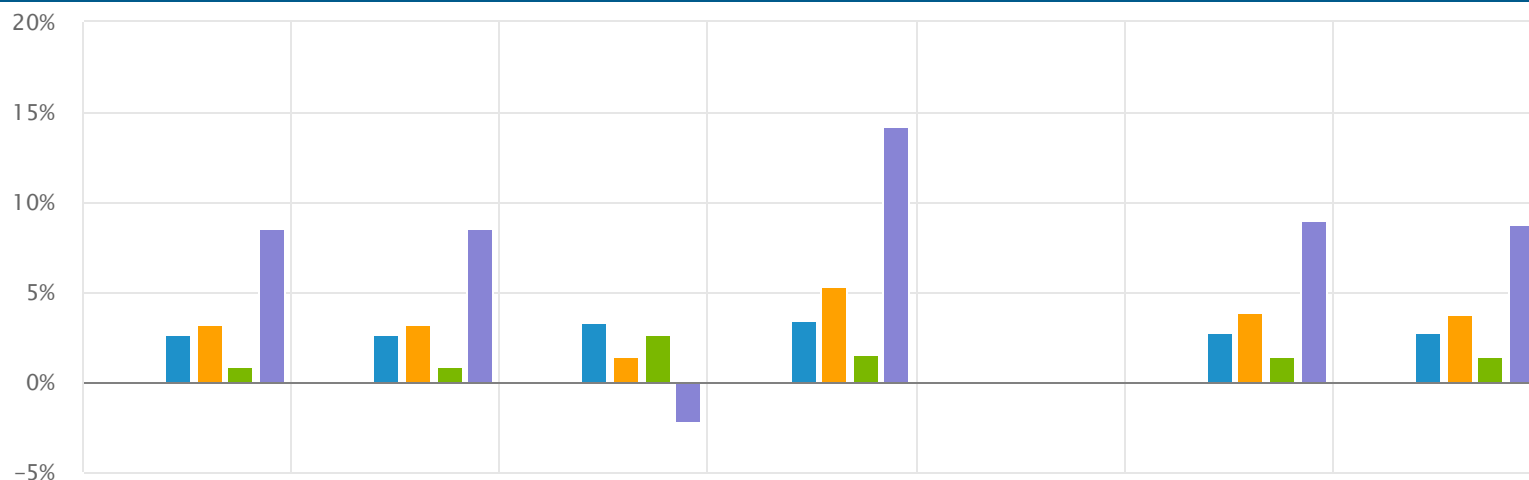
ASSET ALLOCATION - ASSET CLASS



ASSET ALLOCATION

	Total Value (\$) 01/31/2019	% of Portfolio 01/31/2019
Cash	82,574.12	0.4
Equities	5,447,997.96	29.5
Fixed Income & Preferreds	12,274,973.99	66.6
Alternatives	635,909.94	3.4
TOTAL PORTFOLIO	18,441,456.01	100.0

RETURN % (NET OF FEES) VS. BENCHMARKS



	Month to Date 12/31/18 - 01/31/19	Year to Date 12/31/18 - 01/31/19	Last 12 Months 01/31/18 - 01/31/19	Last 3 Years 01/31/16 - 01/31/19	Last 5 Years 01/31/14 - 01/31/19	Performance Inception Month End 04/30/15 - 01/31/19	Performance Inception 04/08/15 - 01/31/19
Beginning Total Value (\$)	17,954,161.19	17,954,161.19	18,148,655.96	4,344,162.26	-	2,250,112.35	2,246,667.84
Net Contributions/Withdrawals (\$)	0.00	0.00	-307,000.00	12,892,125.00	-	14,970,170.19	14,970,170.19
Investment Earnings (\$)	487,419.65	487,419.65	599,924.88	1,205,293.58	-	1,221,298.30	1,224,742.81
Ending Total Value (\$)	18,441,580.84	18,441,580.84	18,441,580.84	18,441,580.84	-	18,441,580.84	18,441,580.84
Return % (Net of Fees)	2.71	2.71	3.35	3.41	-	2.77	2.77
30 / 70 CRA Benchmark (%)	3.18	3.18	1.45	5.38	-	3.86	3.75
BC Gov/Cr Intm (%)	0.87	0.87	2.66	1.58	-	1.50	1.40
Russell 3000 (%)	8.58	8.58	-2.26	14.19	-	8.97	8.83

The investment returns shown on this page are time-weighted measurements which exclude the effect of the timing and amount of your contributions and withdrawals.