

Access Capital Strategies Community Investment Fund, Inc.

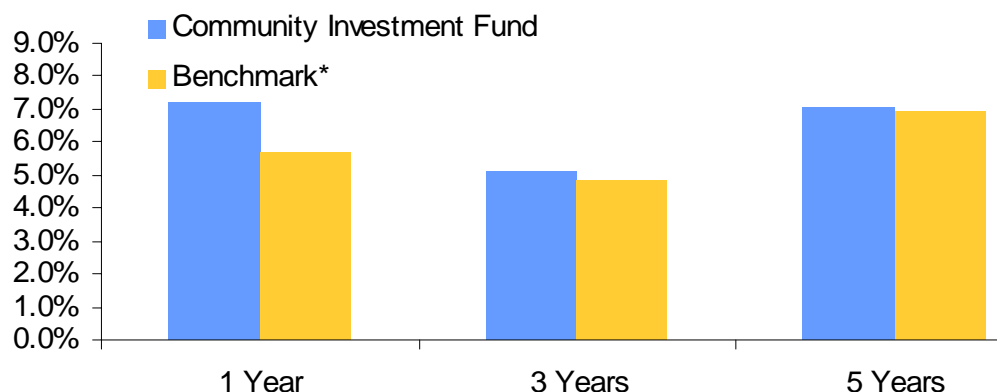
Eligible Investors

- Pension plans (large market public and private)
- Foundations, endowments and community trusts
- Corporations that want to address affordable housing needs
- Financial institutions subject to the Community Reinvestment Act (CRA)
- Investors in search of a high-quality, good-performing fixed income investment
- Accredited Investors seeking a mission-related investment

Fund Objectives

- Invest in geographically specific, private placement debt securities located in the portions of the United States designated by Fund Investors
- Generate a competitive return relative to higher balance mortgage investments
- Only invest in AAA/agency credit quality debt securities targeted to support community development activities
 - Single-family & Multi-Family affordable housing
 - Small business lending & job creation
 - Community Health Centers

Annualized Fund Performance



Quarter-by-Quarter Performance

	Q1	Q2	Q3	Q4	Year
2000	1.80	2.23	3.18	4.51	12.25
2001	2.04	0.69	5.12	-0.12	7.87
2002	1.01	3.49	2.78	1.88	9.46
2003	1.44	1.33	-0.08	0.72	3.63
2004	2.32	-1.51	3.11	1.33	5.25
2005	-0.09	2.74			

Annualized Returns (period ending 06/30/05) (%)

	1 Yr	3 Yrs	5 Yrs
Access Capital	7.21	5.15	7.05
Benchmark*	5.70	4.83	6.89

Access Capital is a Registered Investment Advisor that fosters economic justice for America's underserved communities through innovative financial products that reward investors. Manages the Access Capital Community Investment Fund. The Fund invests in AAA/agency credit-quality debt securities that support community development activities in geographies targeted by investors.