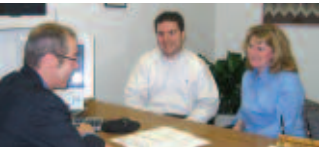
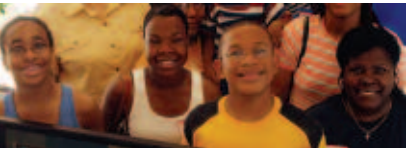


SELF HELP



2005
ANNUAL
REPORT



The
true

heroes of Self-Help are the



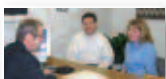
borrowers
who use our

financing to create opportunities



for people left
out of the

economic mainstream. Their



vision, dedication
and risk-taking is

the force behind neighborhood



transformation,
affordable housing,

high-performing education, job



creation, and much
more.

Self-Help salutes these Agents of Change whose work creates opportunities for all people, regardless of race, ethnicity, gender or class.



PAULI MURRAY PLACE, Durham, NC

PART

Self-Help creates affordable housing in Southwest Central Durham with partners Habitat for Humanity, the City of Durham, the neighborhood's Quality of Life Initiative and Durham Community Land Trustees (DCLT). The partnership's first project was Pauli Murray Place, an overgrown abandoned street. With help from local homebuilders, Habitat built seven homes in seven days on the street in June 2005. DCLT and Self-Help have begun construction on an additional seven homes. The new neighborhood will be named for Pauli Murray, an author, activist and priest who grew up nearby. The partnership owns more than 40 properties that will be turned into affordable housing in the area.



Descendants of Pauli Murray at the dedication of Pauli Murray Place, June 2005



Partnership



2005
Home Lending Results:
445 Loans \$40.6 Million



EDUCATION

2005

Community Facilities Lending Results:

54 Loans \$18.5 Million





EAST FORT WORTH MONTESSORI ACADEMY,
East Fort Worth, TX

East Fort Worth Montessori Academy offers low-income children in grades K-3 a Montessori curriculum that meets Texas state guidelines. Founder and director Joyce Brown and her staff ensure that students, mostly African-American and Latino, get not only a quality education, but also proper nutrition in and out of school. Students are sent home every weekend with a backpack full of food for their families. With ties to the larger community as well, the school opened its doors to Hurricane Katrina evacuees, and its new kitchen/cafeteria facility will serve as a soup kitchen on weekends. Both the original building acquisition and the new kitchen/cafeteria were funded by Self-Help loans.

TRANSFOR



2005

**Small Business Lending Results:
192 Loans \$23.8 Million**



Brick Capital director
Kate Rumley and
her staff watch over
renovation of the
Wicker School

MATION

BRICK CAPITAL COMMUNITY DEVELOPMENT CORPORATION, Sanford, NC

Brick Capital, with financing and construction management assistance from Self-Help, is restoring an historic African-American Rosenwald school in rural Sanford, NC. When completed in 2006, the W.B. Wicker Center will house a children's dental clinic run by Lee County, a dental hygienist training program conducted by Central Carolina Community College, a small business center, a children's day care program, and a community computer center. The project both transforms a historic but decaying building into a community resource, and offers training for good-paying jobs in the dental field.





FOUR SEASONS DRY CLEANING, Wilmington, NC

Alvaro Cervantes arrived penniless in the U.S. from his native Mexico 14 years ago, determined to make a better life. He picked fruit in states along the East Coast, and later worked for a dry cleaning company in Texas. With a partner, he and his wife, Maria, opened their own dry cleaning establishment in Fayetteville, NC, in 1998. They sold their share, and then used a small business loan from Self-Help to purchase a dry-cleaning business in fast-growing Wilmington, NC. Today, Four Seasons Dry Cleaning employs more than a dozen Anglo, Latino and African-American employees at its store on a busy intersection in Wilmington.



Alvaro Cervantes and his wife, Maria

JOB CREATION



A photograph of three people standing on a balcony of a building. The balcony has a decorative black metal railing. The person on the right is wearing a light blue and white striped shirt. The person in the middle is wearing a light blue button-down shirt. The person on the left is wearing a solid light blue long-sleeved shirt. They are all smiling and looking towards the camera. The building's facade is made of light-colored stone or concrete blocks. A large window is visible above the balcony, and the interior of the apartment is partially visible through the open window frame.

**Greenfire
Development
president Michael
Lemanski (right)
and colleagues
in a model
apartment at
Baldwin Lofts**

COMMUNITY

2005

Real Estate Results:

3 Buildings

84,000 sq.ft Renovated

(commercial)

11 Homes Sold

(residential)

\$15.8 Million Invested

DEVELOPMENT

GREENFIRE DEVELOPMENT, Durham, NC

Greenfire Development and its founder Michael Lemanski (at right) are at the forefront of change in downtown Durham, NC. With Self-Help financing, Greenfire purchased and renovated a once-premier Main Street department store that had fallen into disuse. The historic structure now offers loft apartments, retail space, and venues for artist displays and performances. The company sees its Baldwin Lofts project as a step toward broader community development in a city center full of unique opportunities. "This is the place to invest for years to come," says Lemanski.

2005
Secondary Market Results:
6,207 Loans Financed
\$562 Million in Financing

OPPORTUNITY



A Bank of Oklahoma loan officer (left) describes the bank's 'Zero Down Homeward Bound' program to prospective homeowners

BANK OF OKLAHOMA, Tulsa, OK

Bank of Oklahoma, a partner in Self-Help's Home Loan Secondary Mortgage Market program, offers a mortgage loan product that allows low and moderate-income borrowers to buy homes with no down payments, reasonable interest rates and low fees. The "Zero Down Homeward Bound" program has helped more than 6,000 families in six southwestern states to become homeowners. Self-Help has purchased almost half of these loans since 2001, allowing the bank to recycle the funds and make more loans to first-time homebuyers.

REGIONAL OFFICES

CENTRAL NC REGION

301 W. Main Street, Durham, NC 27701
(919) 956-4400 • (800) 476-7428

TRIAD REGION

122 N. Elm Street, Suite 1015, Greensboro, NC 27401
(336) 378-1840 • (800) 269-7426

WESTERN NC REGION

34 Wall Street, Suite 704, Asheville, NC 28801
(828) 253-5251 • (800) 229-7428

CHARLOTTE REGION

Great Aunt Stella Center
926 Elizabeth Avenue, Suite 302, Charlotte, NC 28204
(704) 409-5900 • (800) 394-7428

WASHINGTON, D.C. REGION

910 17th St., N.W., Washington, D.C. 20006
Self-Help: (202) 349-1860
CRL: (202) 349-1850

NORTHEASTERN NC REGION

301 South Evans Street, Suite 306, Greenville, NC 27858
(252) 752-8866 • (800) 893-9669

SOUTHEASTERN NC REGION

272 N. Front Street, Suite 300, Wilmington, NC 28401
(910) 341-3272 • (877) 559-4284

SOUTHERN PIEDMONT REGION

100 Hay Street, Suite 300, Fayetteville, NC 28301
(910) 354-1010 • (800) 774-7966



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P.O. Box 3619 • Durham, NC 27702 • www.self-help.org