



Perspective on Market Volatility

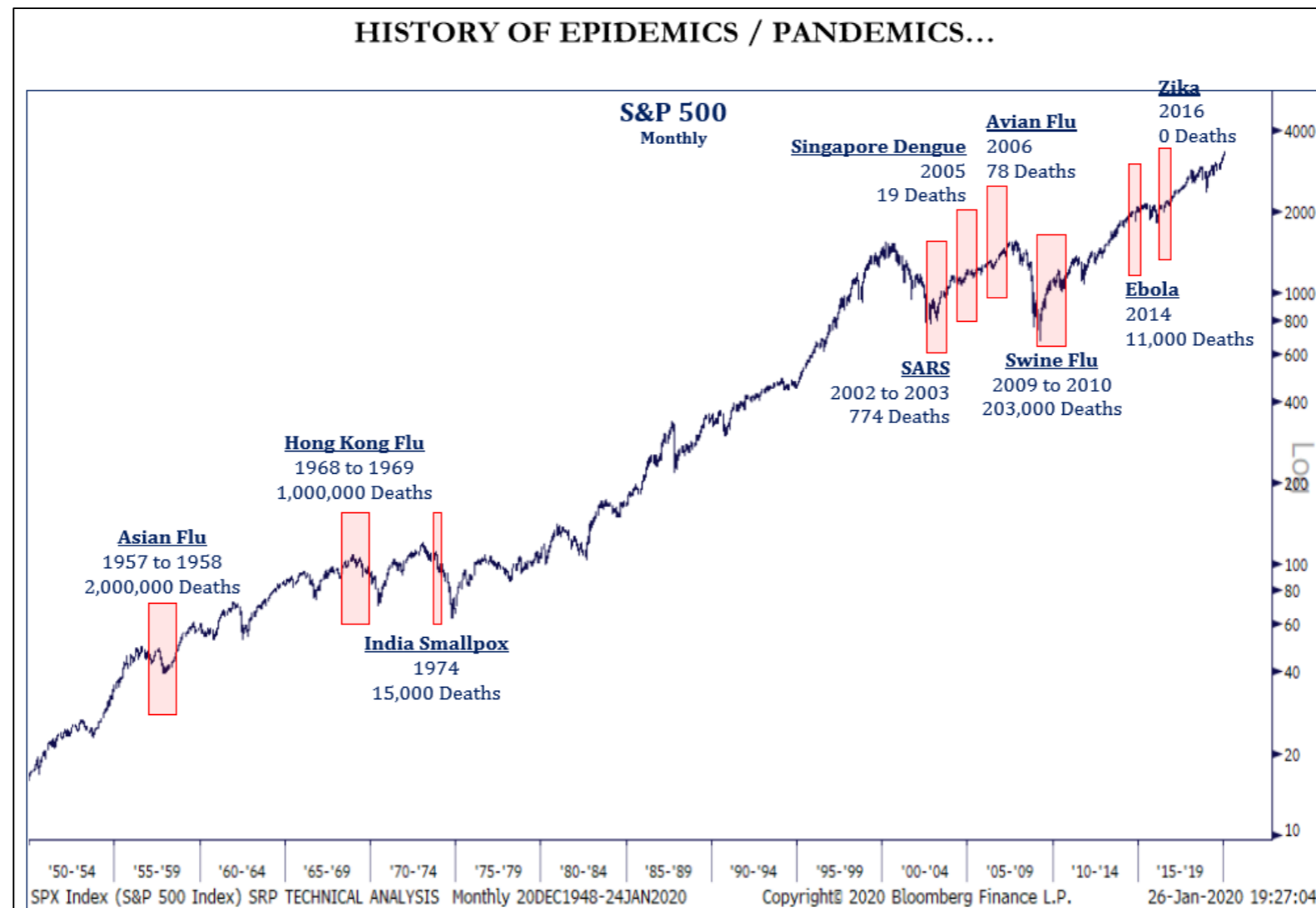
July 14, 2020



Perspective on the Coronavirus

Although there are short term negative reactions to epidemics, ultimately, the health of the global economy and magnitude of monetary & fiscal stimulus dictate the direction of risk markets. Both SARS and Swine flu coincided with global stimulus measures to combat recessions. As a result, markets rallied after initial volatility.

Global government measures to shut down economies and quarantine healthy citizens was unique.

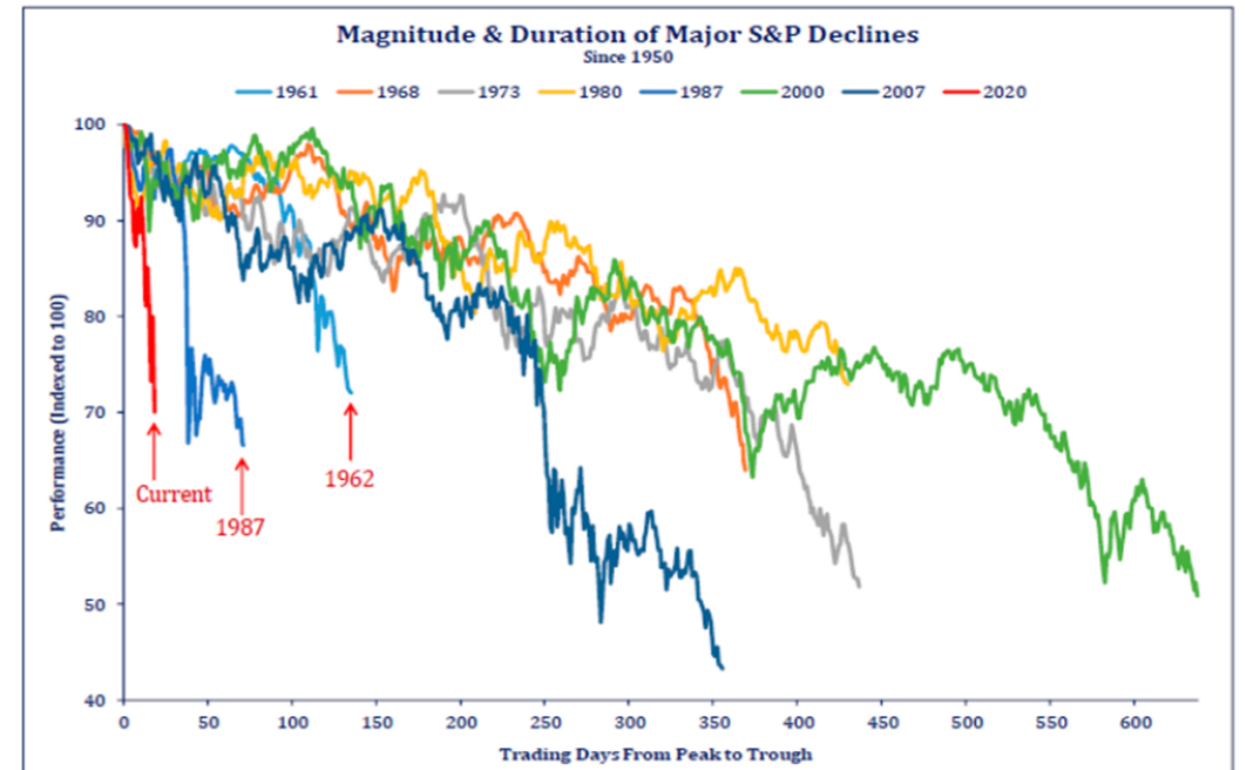
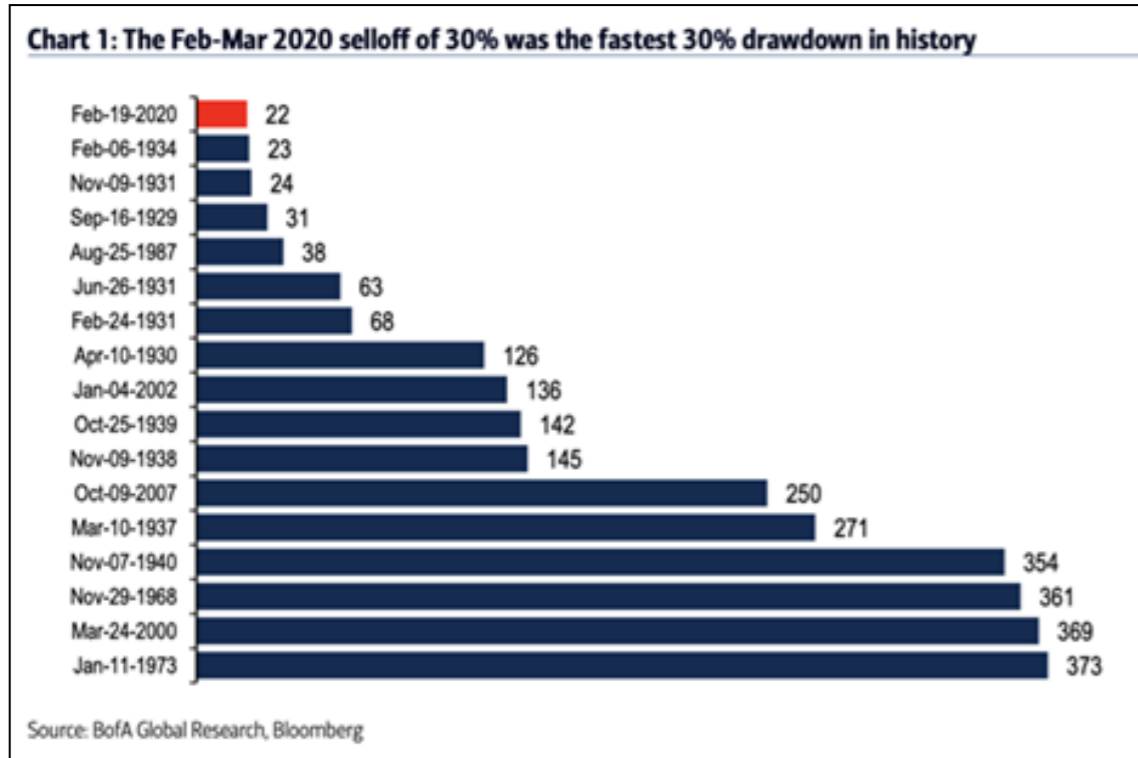


Market Reaction



Market Reaction

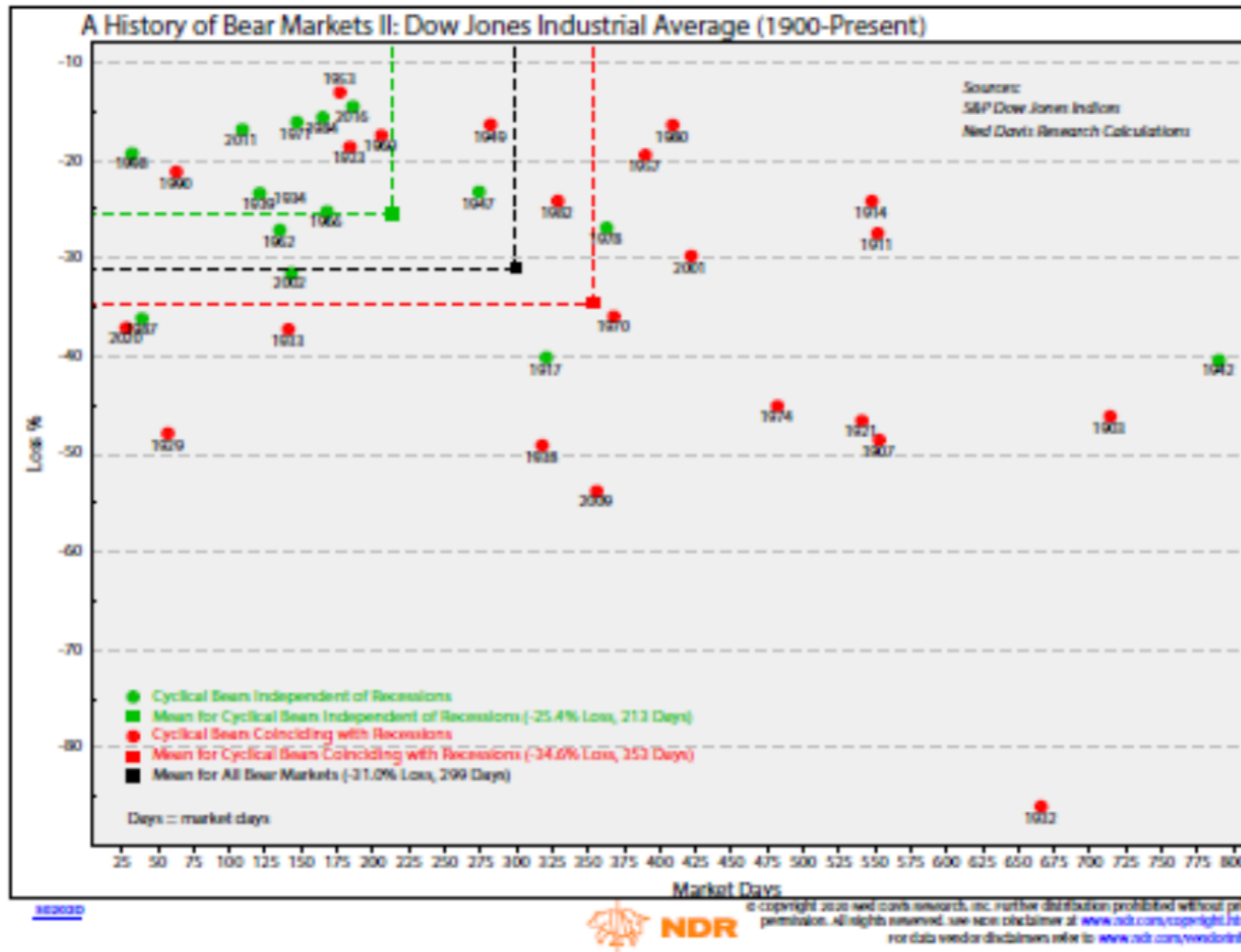
Initial market reaction similar to 9/11 & Hitler's invasion of France.



Market Reaction

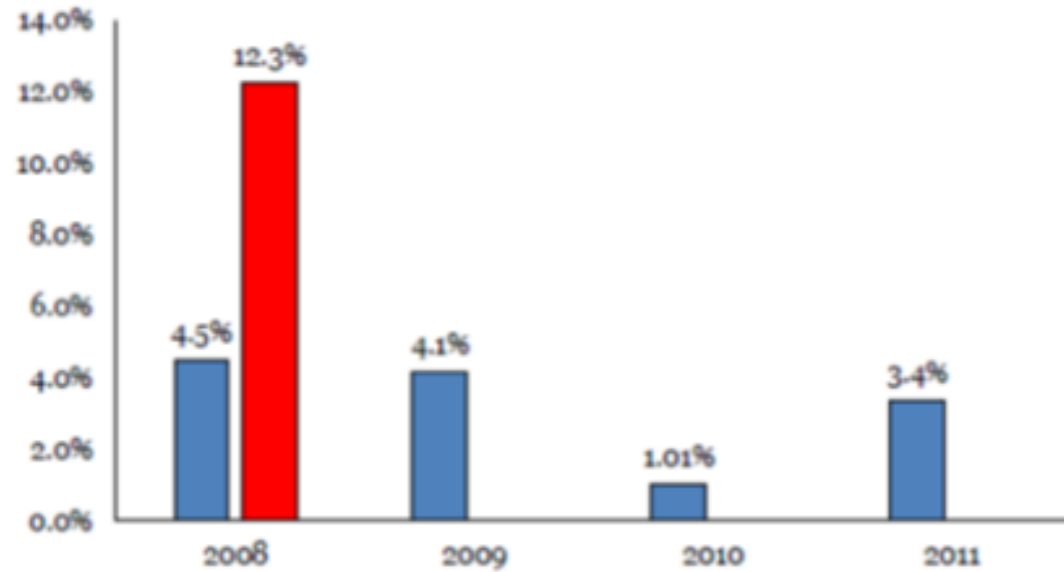
Initial market reaction similar to 9/11 & Hitler's invasion of France.

2020 cyclical bear shortest on record, but top 3rd in severity

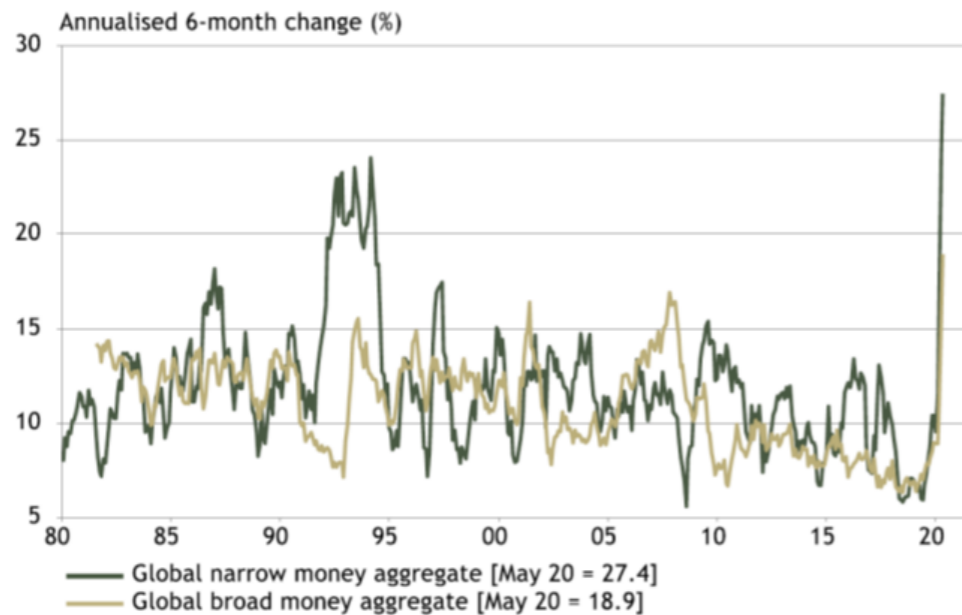


Monetary Policy Response – Central Bank Response

**Fed Balance Sheet Growth % of GDP, FY
Financial Crisis vs. Coronavirus**

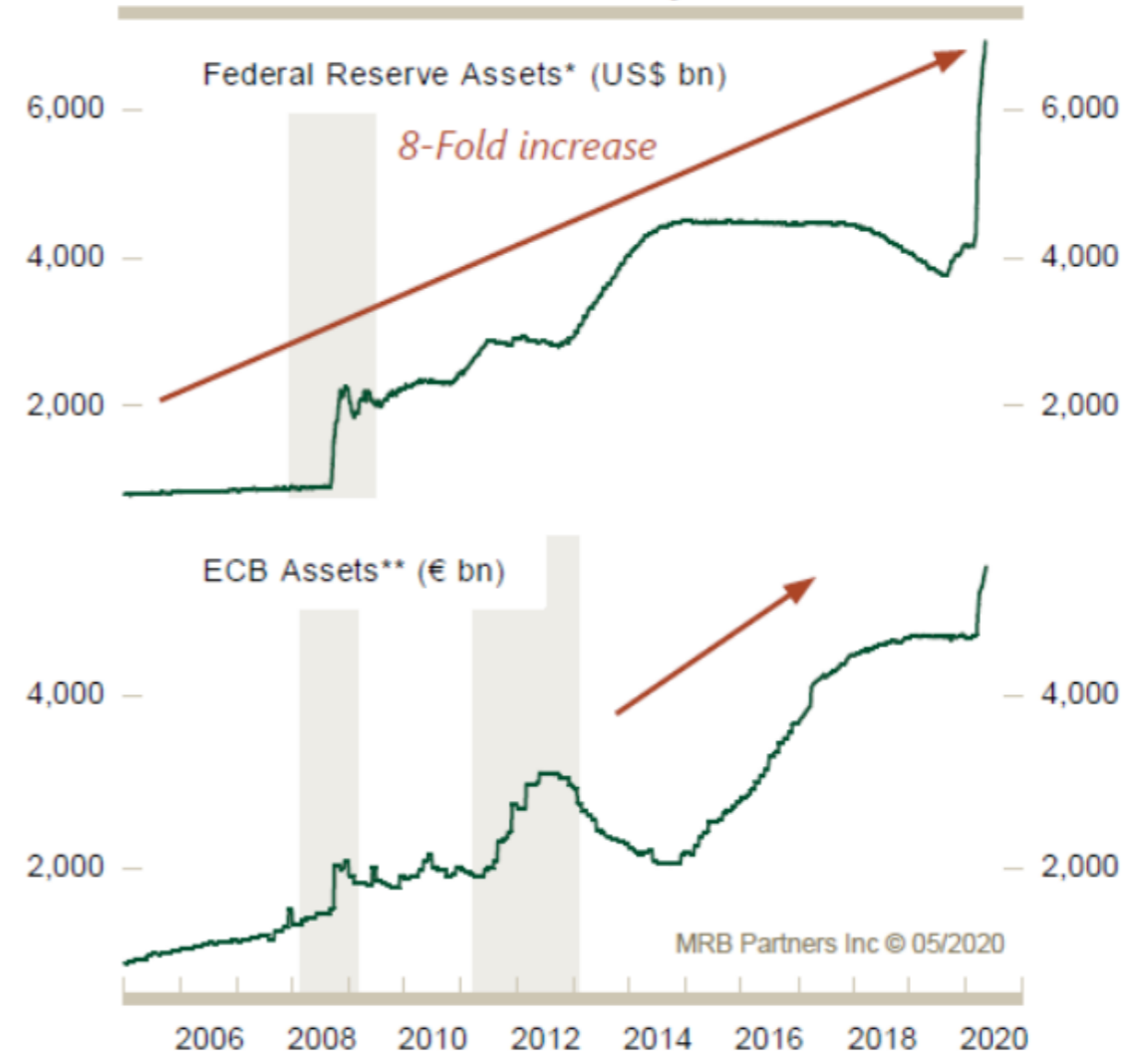


Key chart: Global narrow and broad money growth



Source: ASR Ltd. / Datastream from Refinitiv

**Chart 12 New Policy Tools Create
Potential Uncertainty**

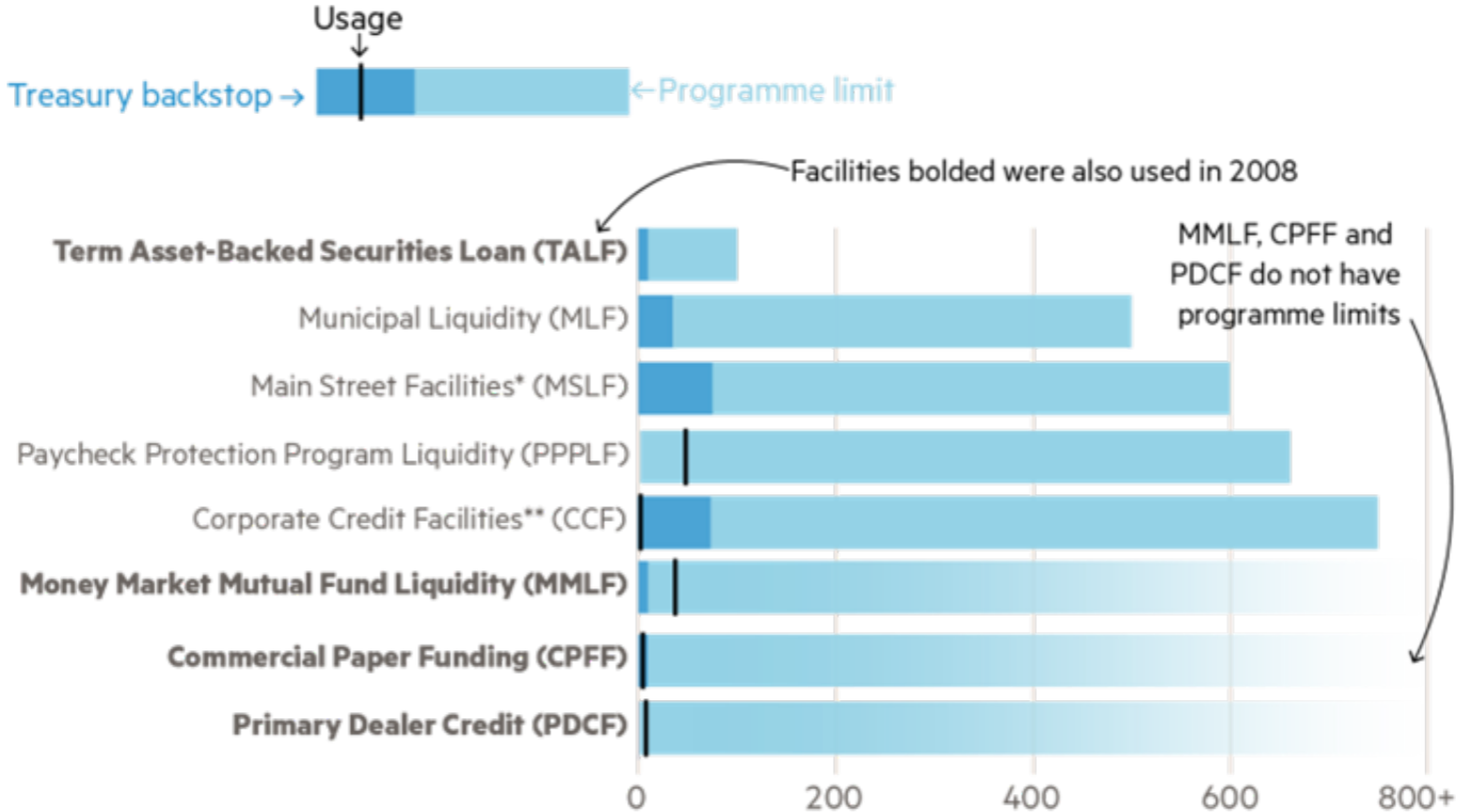


* Source: Federal Reserve
** Source: European Central Bank
Note: Shaded for national recessions

Monetary Response – Fed Is Not Out of Arrows

Federal Reserve's alphabet spaghetti of emergency measures

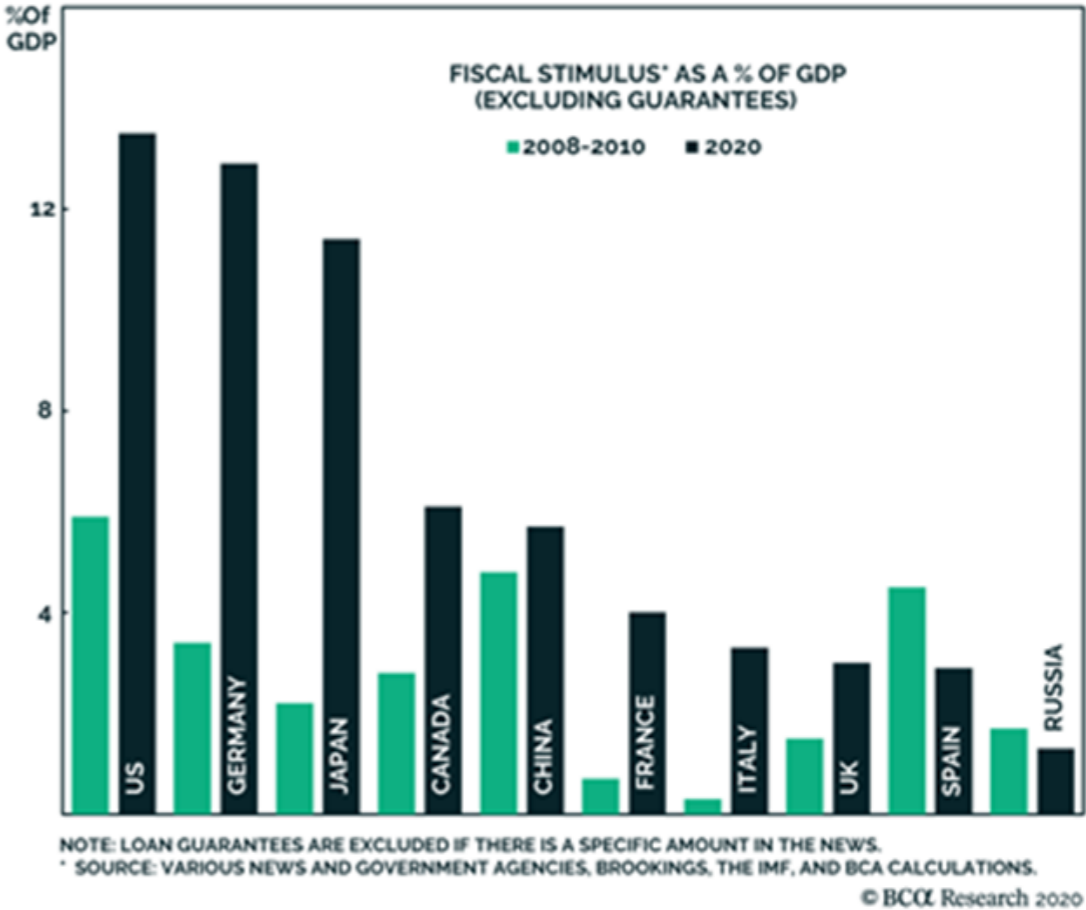
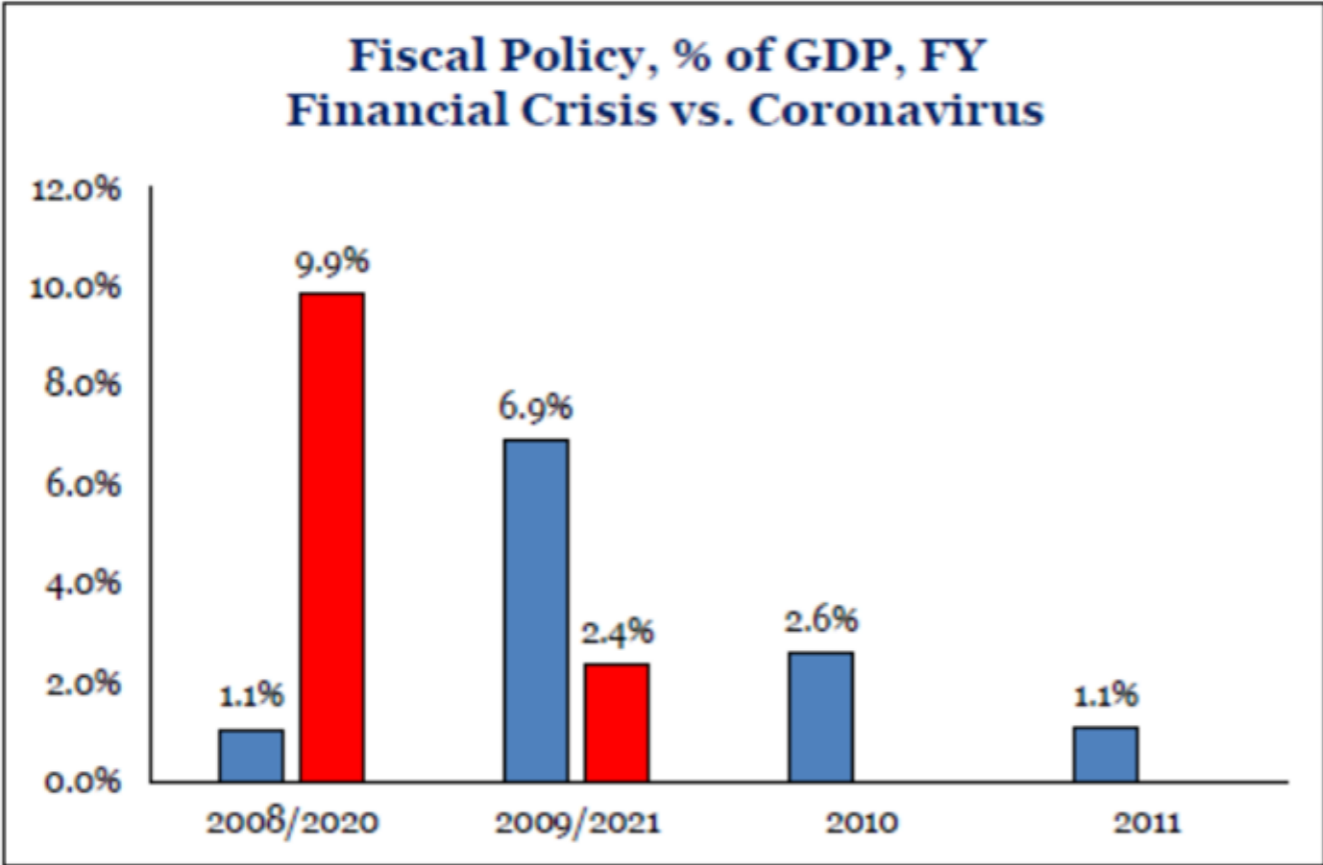
Assets, \$bn



Data as of May 20, 2020
 *Includes Main Street New Loan Facility (MSNLF), Main Street Priority Loan Facility (MSPLF) and Main Street Expanded Loan Facility (MSELF)
 **Includes Primary Market Corporate Credit Facility (PMCCF) and Secondary Market Corporate Credit Facility (SMCCF)
 Source: US Federal Reserve
 © FT

Fiscal Response

Arguably late and delayed by politics, but of significant magnitude.



This Is Not 2008

Despite bank stock price collapse, there are no imminent credit concerns with the US banking system. Banks continue to lend through the crisis.

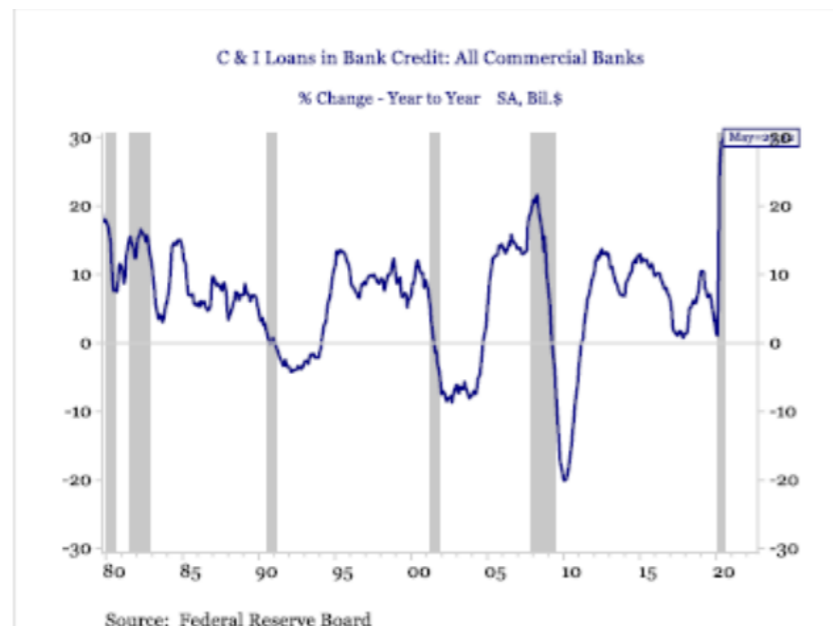
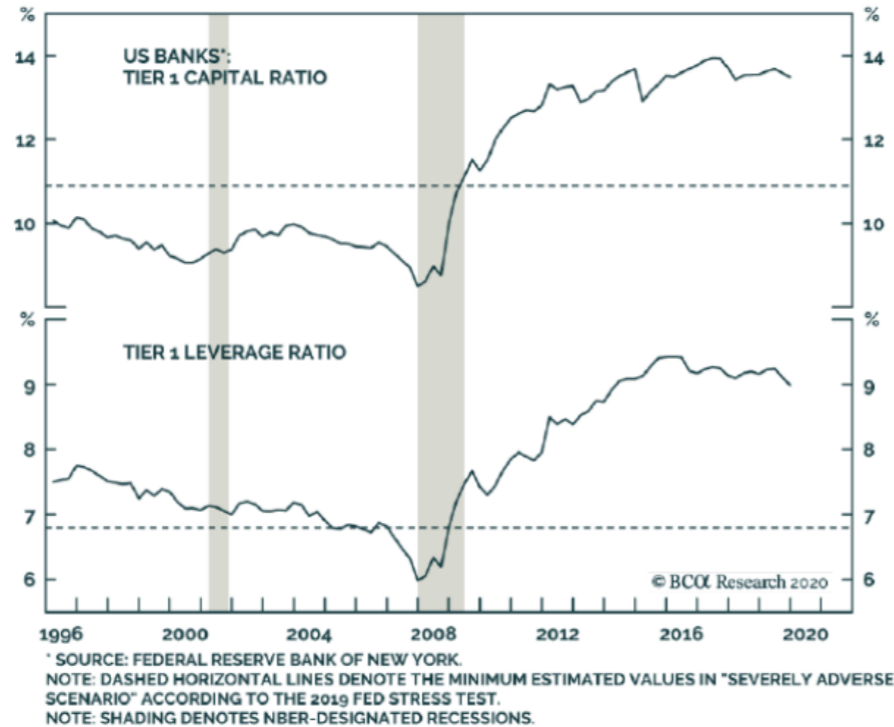
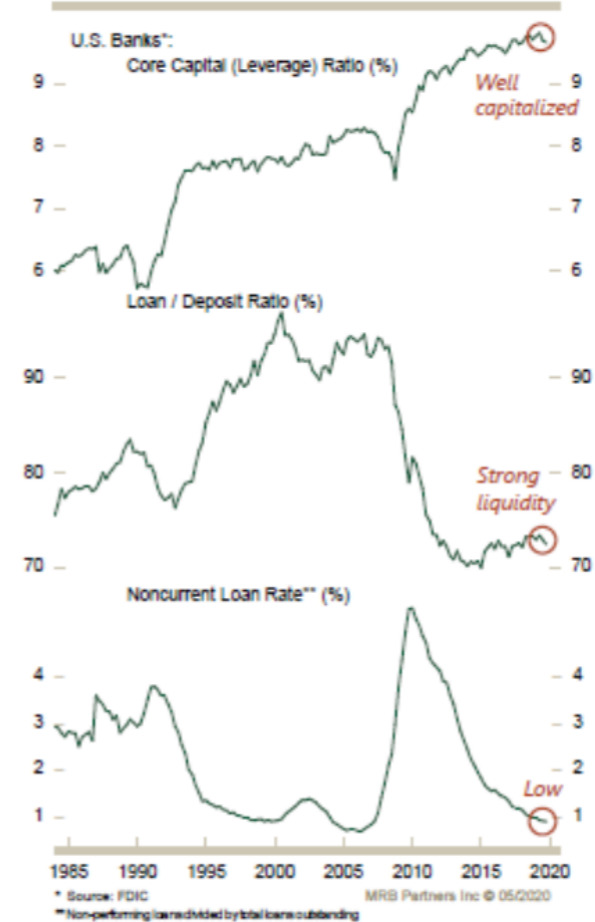


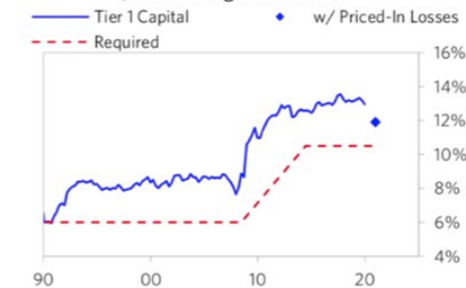
Chart 11 Banks Have Entered The Recession From A Position Of Strength



Bank Losses vs Earnings and Capital (USD, Bln)

Implied Bank Losses	-271
Earnings Hit from Rate Moves	-40
Losses + Earnings Hit	-311
US Bank Earnings (Prior Year)	211
Implied Hit to Bank Capital	-100
Current Level of Bank Capital	1,200
Current Excess Capital	280

US Bank Capital (% Risk-Weighted Assets)

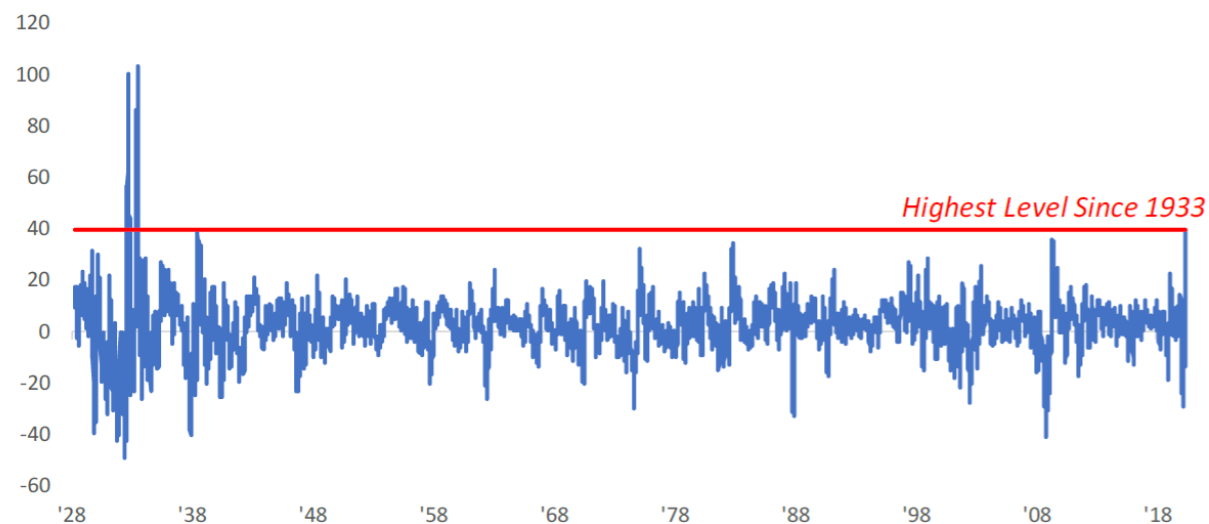


Market Reaction

Rally off the Lows – One of the Greatest in Market History (But Very Narrow)

	<u>Date</u>	<u>40-Day % Change</u>	<u>+20-Days</u>	<u>+65-Days</u>	<u>+125-Days</u>	<u>+250-Days</u>
1.	5/5/2009	33.6%	3.1%	10.3%	14.6%	33.0%
2.	5/19/2020	30.6%	?	?	?	?
3.	10/11/1982	29.5%	4.4%	9.1%	13.7%	24.7%
4.	2/20/1975	24.6%	1.7%	10.2%	3.3%	20.5%
5.	12/4/1998	22.6%	5.8%	10.3%	13.4%	19.7%
6.	3/7/1991	20.7%	-0.1%	0.7%	3.7%	9.8%
7.	2/22/2019	18.8%	0.3%	0.3%	4.7%	20.8%
8.	11/16/2001	17.9%	-0.4%	-4.3%	-4.1%	-20.6%
9.	6/17/1997	17.6%	4.7%	5.9%	6.6%	20.4%
10.	12/20/1962	17.4%	3.9%	5.7%	11.4%	18.4%
Average			2.6%	5.4%	7.5%	16.3%
% Positive			77.8%	88.9%	88.9%	88.9%
Historical Average			0.7%	2.2%	4.3%	8.8%
Historical % Positive			61.1%	66.0%	70.2%	73.8%

S&P 500 100 Calendar Day Rolling Performance (%): 1928 - 2020

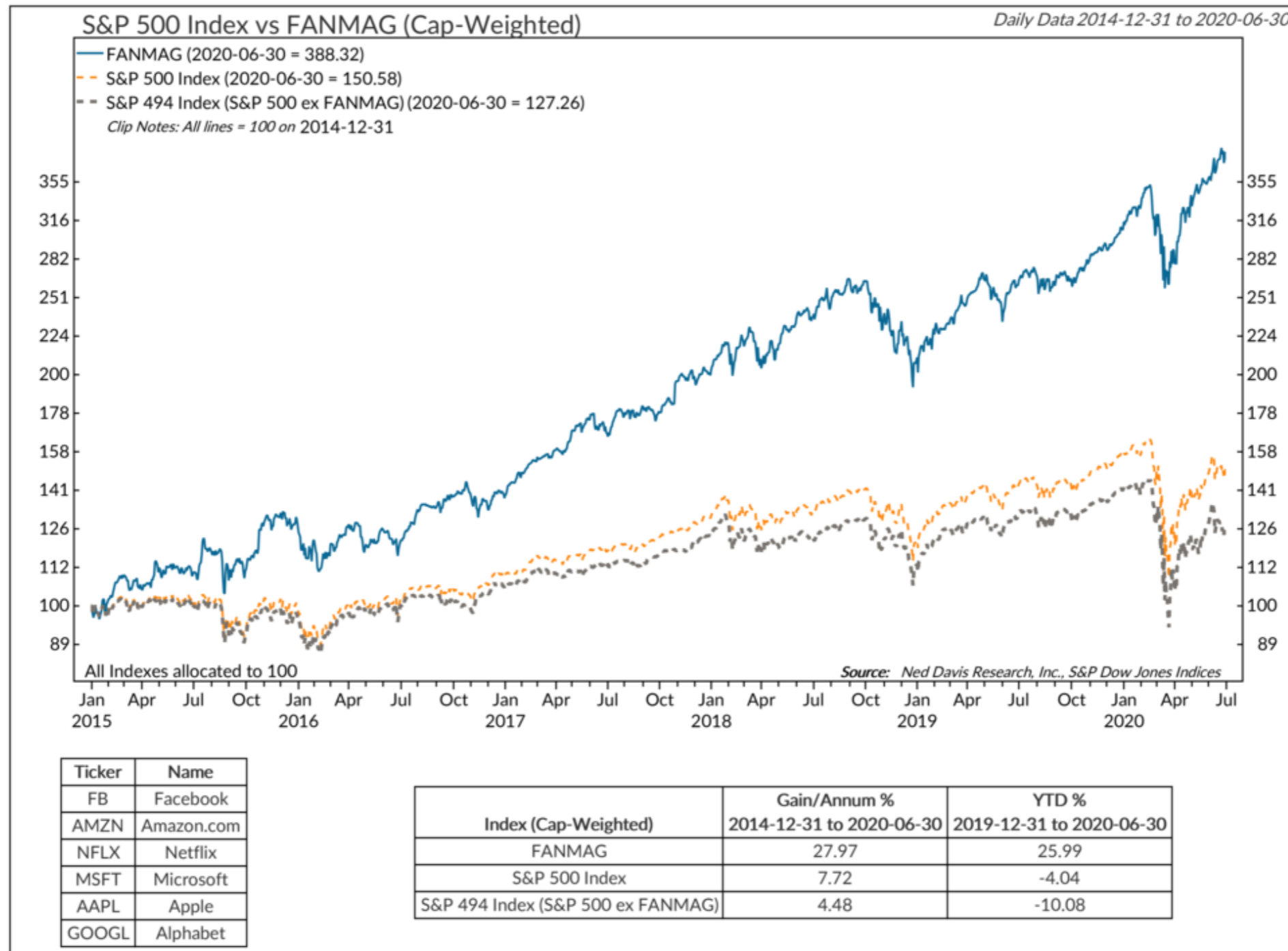


The S&P 500 is producing years' worth of returns in just a matter of days ¹

	Days from 20% Pullback to Trough	Days from Peak to Trough	Peak to Trough	Days to recover w/in 5% of Peak from Peak	Days to recover w/in 5% of Peak from Low
3/12/2020	11	33	-34%	110	77
9/29/2008	161	517	-57%	1,932	1,415
3/12/2001	576	929	-49%	2,518	1,589
10/19/1987	46	101	-34%	636	535

Market Reaction

Rally off the Lows – Greatest in Market History (But Very Narrow)



Customized client version of DAVIS230B



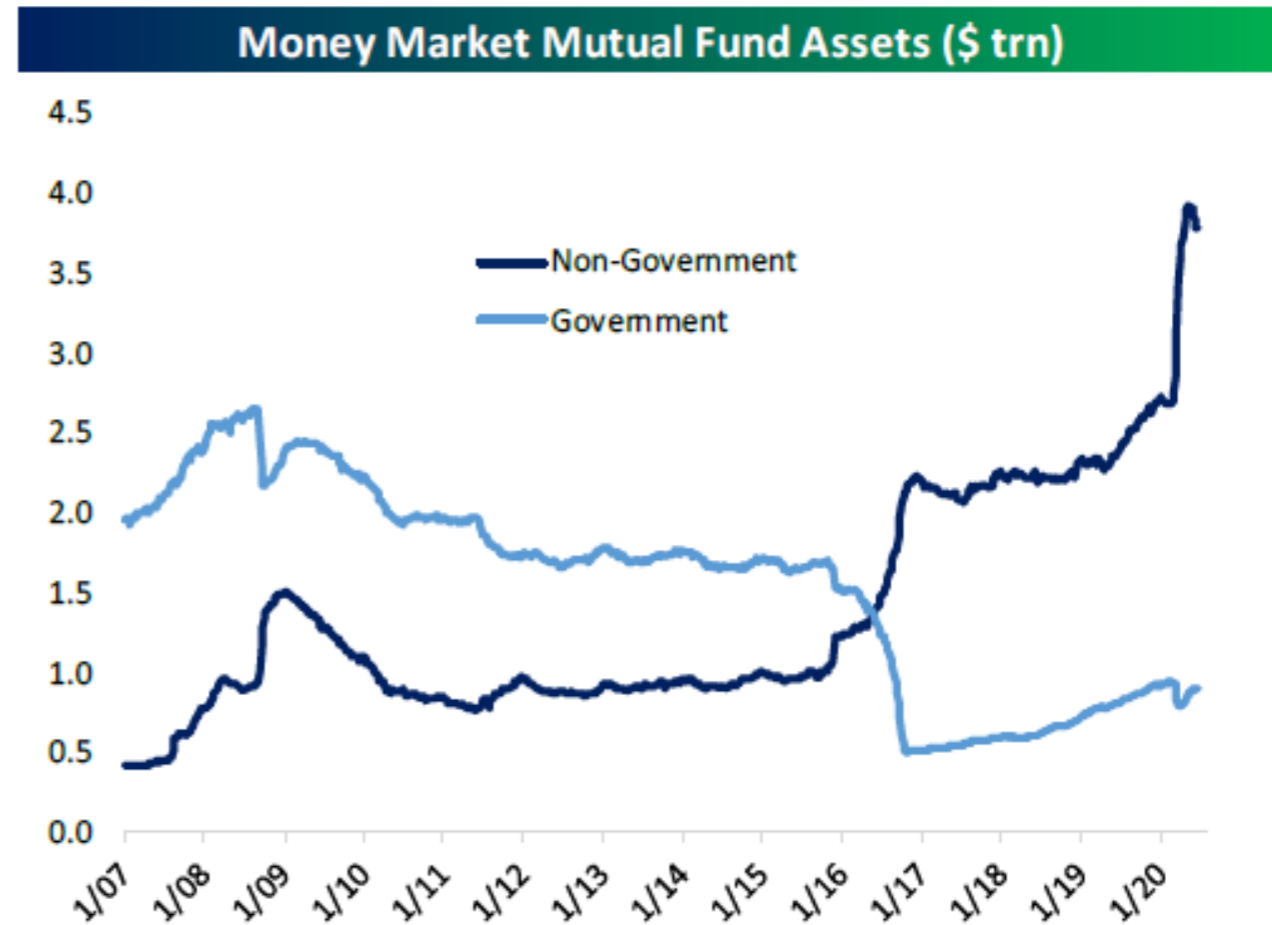
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Market Reaction

Rally off the Lows – Greatest in Market History Missed by Retail Investors

ICI Fund Flows (bn USD)					
	1 Week	4 Week	13 Week	52 Week	All Per.
Total Mutual Fund + ETF	7.6	74.1	91.3	-75.9	1375.6
Commodity Mutual Fund + ETF	2.5	4.5	25.9	44.4	36.8
Hybrid Mutual Fund + ETF	-1.4	-0.1	-0.4	-82.4	-163.3
Total Bond Mutual Fund + ETF	25.1	95.6	146.3	261.2	1233.9
Taxable Bond Mutual Fund + ETF	22.2	82.5	131.9	209.1	1060.3
Municipal Bond Mutual Fund + ETF	2.9	13.2	14.5	52.2	173.7
Total Equity Mutual Fund + ETF	-18.6	-25.9	-80.5	-299.6	268.8
Domestic Equity Mutual Fund + ETF	-14.1	-10.0	-21.1	-226.6	-459.7
World Equity Mutual Fund + ETF	-4.5	-15.9	-59.4	-73.0	728.5
Total ETF	6.8	59.3	140.2	423.0	2133.3
Commodity ETF	2.5	4.5	25.9	44.3	35.6
Hybrid ETF	0.1	0.1	0.4	3.5	14.5
Total Bond ETF	8.7	31.3	81.8	181.7	658.8
Taxable Bond ETF	8.3	28.9	78.3	166.5	616.1
Municipal Bond ETF	0.3	2.3	3.5	15.2	42.7
Total Equity ETF	-4.5	23.4	32.1	193.6	1424.3
Domestic Equity ETF	-4.2	18.0	47.9	185.0	959.0
World Equity ETF	-0.3	5.4	-15.8	8.6	465.4

ICI Fund Flows (Percentile of All Periods)					
	1 Week	4 Week	13 Week	52 Week	All Per.
Total Mutual Fund + ETF	58.8	97.0	69.4	4.5	72.0
Commodity Mutual Fund + ETF	98.9	95.7	99.4	100.0	100.0
Hybrid Mutual Fund + ETF	17.6	63.0	66.4	17.0	0.2
Total Bond Mutual Fund + ETF	99.4	100.0	97.5	69.2	97.3
Taxable Bond Mutual Fund + ETF	99.7	100.0	98.3	67.0	97.3
Municipal Bond Mutual Fund + ETF	96.5	100.0	74.6	82.3	96.3
Total Equity Mutual Fund + ETF	2.9	9.0	2.4	0.0	11.0
Domestic Equity Mutual Fund + ETF	3.4	39.0	47.9	0.3	0.0
World Equity Mutual Fund + ETF	4.7	3.9	1.3	0.0	64.9
Total ETF	57.5	98.4	96.1	86.5	100.0
Commodity ETF	98.9	95.7	99.4	100.0	100.0
Hybrid ETF	90.5	32.4	56.9	85.9	97.8
Total Bond ETF	97.8	99.2	100.0	99.6	100.0
Taxable Bond ETF	98.1	99.2	100.0	99.6	100.0
Municipal Bond ETF	90.5	98.1	95.3	97.2	100.0
Total Equity ETF	12.1	68.3	30.5	62.1	99.4
Domestic Equity ETF	13.9	74.4	79.0	83.2	99.4
World Equity ETF	22.6	53.7	2.4	2.1	93.4

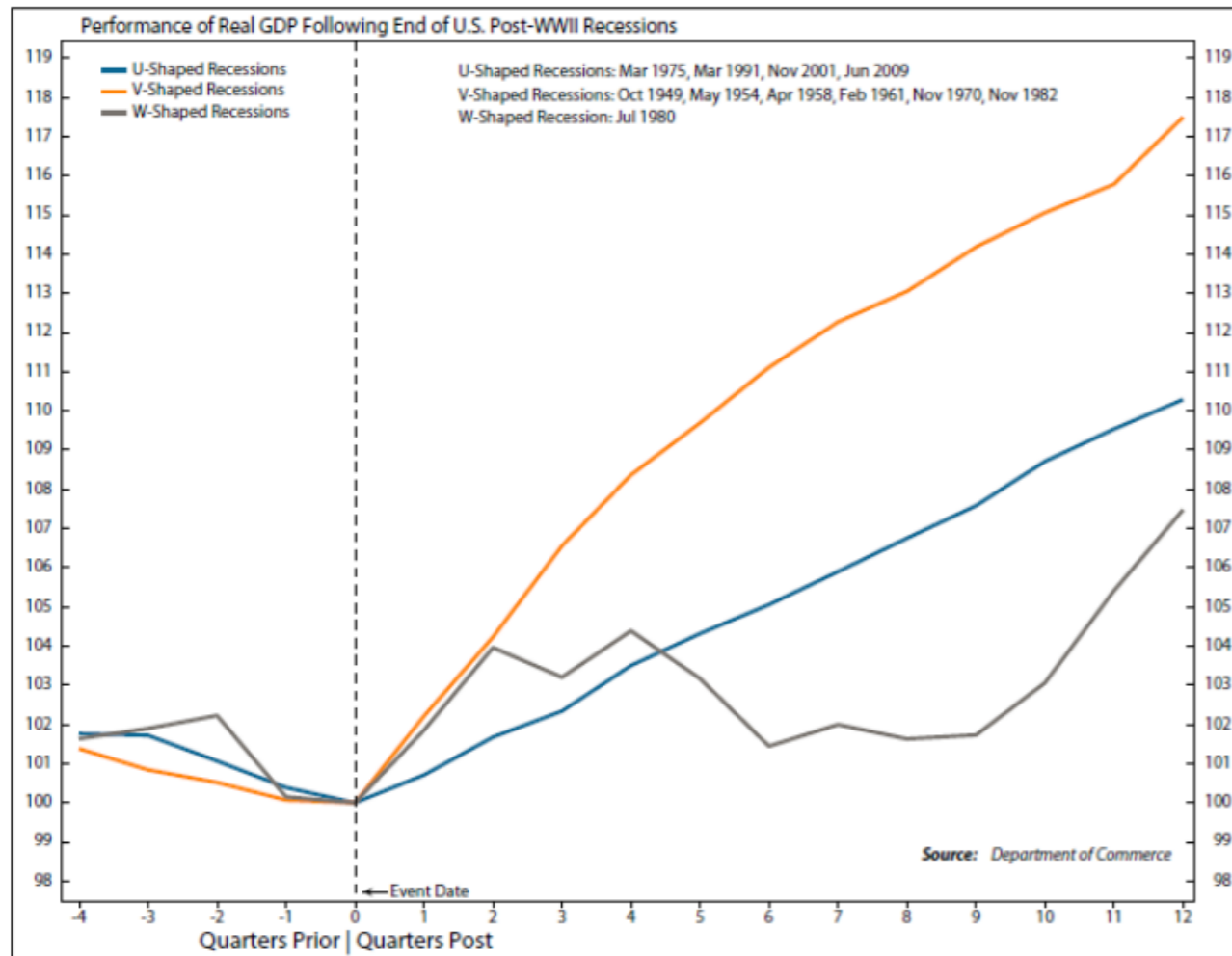


Economic Impact

What Determines the Shape of Recovery?
Employment, the Consumer, and the Path of the Virus

Perspective on the Coronavirus

Does the shape or letter matter?



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2009 skews average SPX returns in U-shaped recoveries

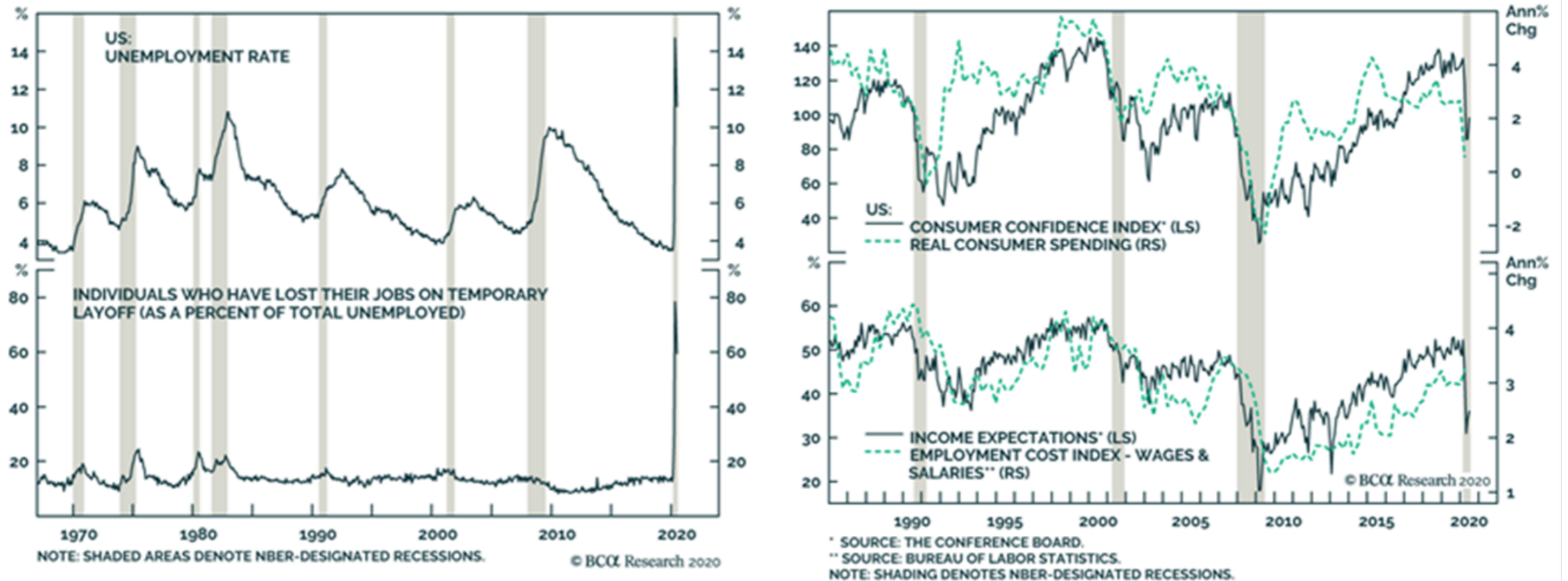
S&P 500 Index Performance After Post-War Recession End Dates					
Recession End Date	Recession Type	6-Month % Change	12-Month % Change	24-Month % Change	36-Month % Change
10/31/49	V	12.7	21.8	43.0	52.9
5/31/54	V	17.3	29.9	54.9	62.5
4/30/58	V	18.2	32.6	25.2	50.4
2/28/61	V	7.3	10.3	1.3	22.6
1/30/70	V	14.3	7.8	33.8	10.1
3/31/75	U	0.6	23.3	18.1	7.0
7/31/80	W	6.5	7.6	-12.0	33.6
1/30/82	V	17.2	20.1	18.1	45.9
3/31/91	U	3.4	7.6	20.4	18.8
11/30/01	U	-6.4	-17.8	-7.1	3.0
6/30/09	U	21.3	12.1	43.7	48.2
Mean	All Cases	10.2	14.1	21.8	32.3
Median	All Cases	12.7	12.1	20.4	33.6
Mean	U	4.7	6.3	18.7	19.3
Median	U	2.0	9.9	19.2	12.9
Mean	V	14.5	20.4	29.4	40.7
Median	V	15.7	20.9	29.5	48.1
Mean	U Minus V	-9.8	-14.1	-10.6	-21.5
Median	U Minus V	-13.7	-11.1	-10.3	-35.2

Source: S&P Dow Jones Indices. Recession dates determined by National Bureau of Economic Research.

Ned Davis Research

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Impact of the Coronavirus – US Labor Market & Consumer Spending Shock



About half of U.S. population is jobless

Employment-population ratio since 1948



SOURCE: U.S. Bureau of Labor Statistics, Employment-Population Ratio, retrieved from FRED, Federal Reserve Bank of St. Louis. Data is seasonally adjusted. Adult population includes those 16+.



Looking Forward – Will the Well Run Dry?

The Fiscal and Monetary stimulus measures in the trillions, with more of each still on its way...

- We showed last month how between the Families First Act, the CARES Act, the PPP and Healthcare enhancement ACT, \$2.04 trillion of stimulus is being injected into "main street" over a 180-day window...
- ... contrast that to the 2008 financial crisis where the main street targeted response was only around \$340 billion spread over 2 years. Today's Main Street stimulus is more than 20 times larger on a daily basis than the great financial crisis. With that amount of cold hard cash raining down on the real economy, it is likely that households and small businesses are far more flush than the dire macro economic data might otherwise suggest. ¹

Assuming a peak unemployment rate of April's 14.7%*, that may equate to an increase in nearly 11.2%, sharply higher than the 2008 Global Financial Crisis

Unemployment Rate Trough-Peak Change

2008	5.6%
2020 est	11.2%

Haircutting peak household income by 11.2% implies a potential daily loss of ~\$20 per household, on average.

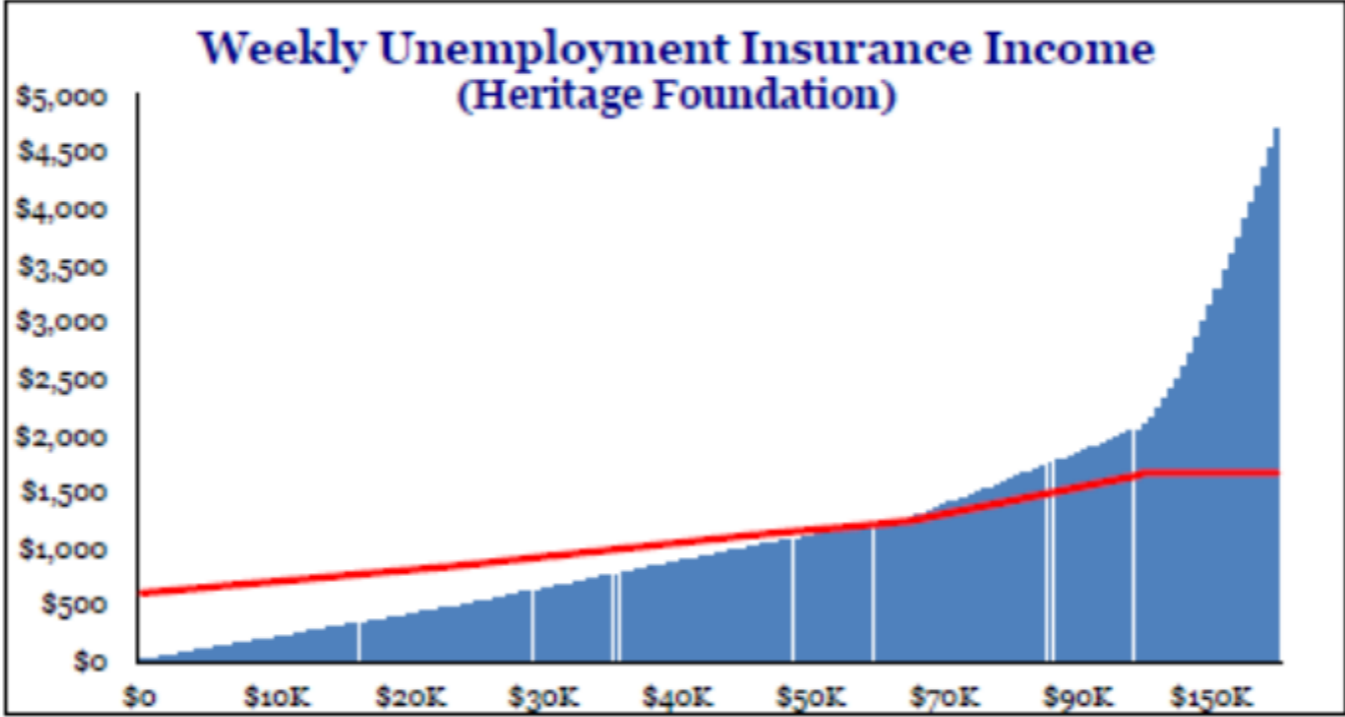
Median Household Income		Daily Household Income		Lost Daily Household Income	
2008	\$50,303	2008	\$138	2008	-\$7.65
2020 est	\$65,706	2020 est	\$180	2020 est	-\$20.11

Main Street Stimulus per day per HH		HH Income Net of Stimulus		HH Income as a % of Pre-Crisis Peak	
2008	\$4	2008	\$134	2008	97%
2020 est	\$86	2020 est	\$246	2020 est	137%

Massive main street stimulus injected over a narrow 180-day window, may equate to more than \$11 billion a day on average, the equivalent of ~\$86 per household, per day.

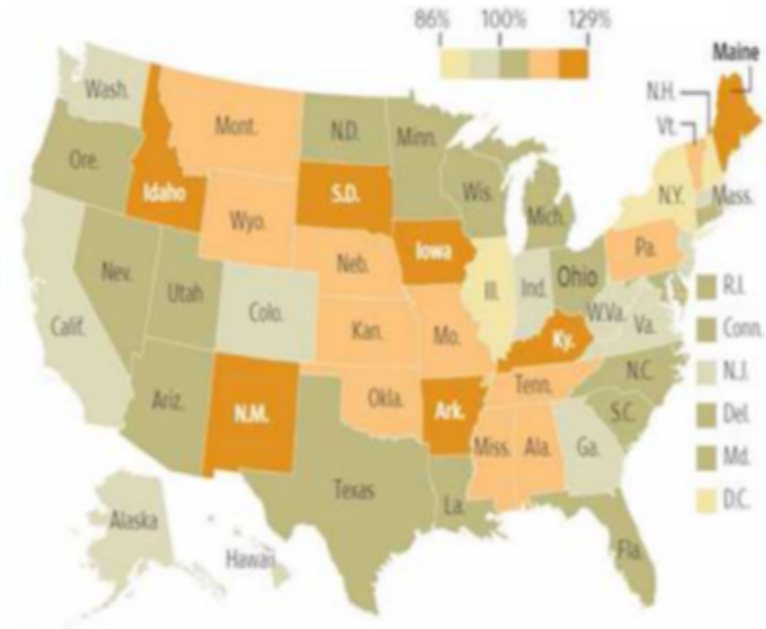
In total, these massive holistic real-economy cash injections are the equivalent to average household income being **~37% HIGHER** for through September, than it was just before the pandemic...

Looking Forward



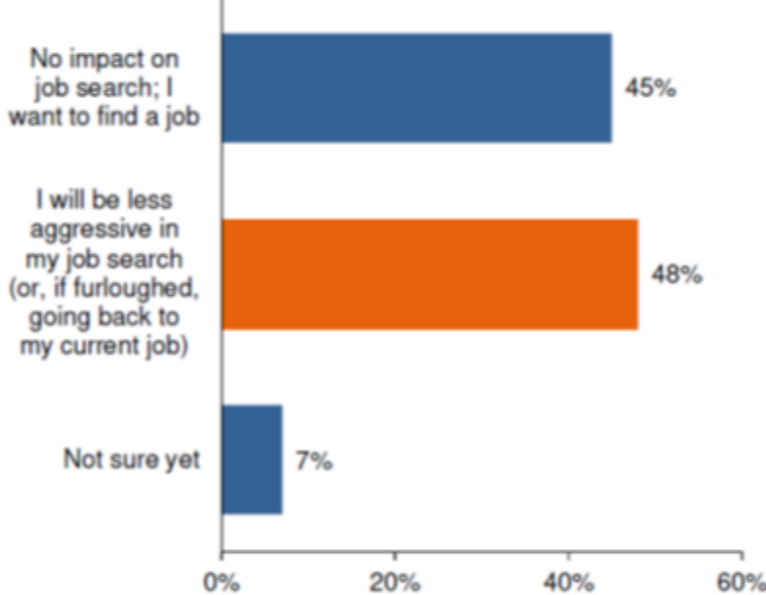
60% of unemployed workers are getting +100% wage replacement from enhanced benefits

Share of a worker's wages replaced by unemployment benefits (by state)



48% of jobless workers (and 28% of companies) say extra benefits have dis-incentivized rehiring

Unemployed worker survey: Will enhanced benefits of \$600 per week change how aggressively you seek employment (or remain on furlough)?



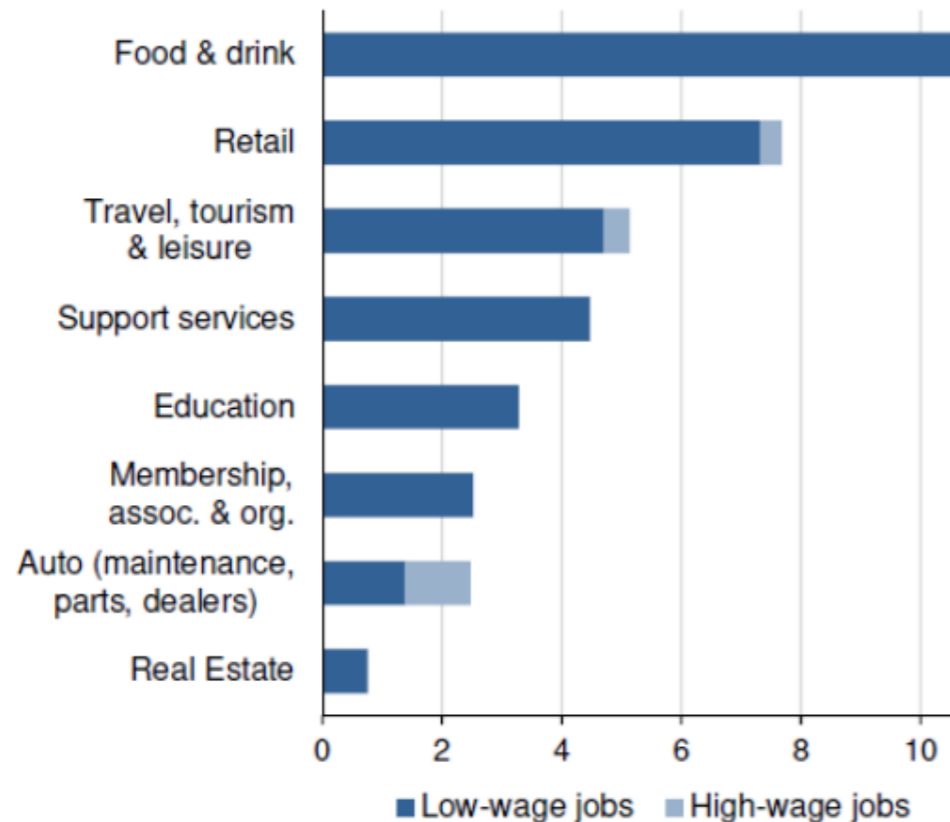
Source: Allianz, Strategas

Perspective on the Coronavirus

The path out of economic shut down – V shape looks unlikely given consumer patterns (> 2/3 of our economy!).

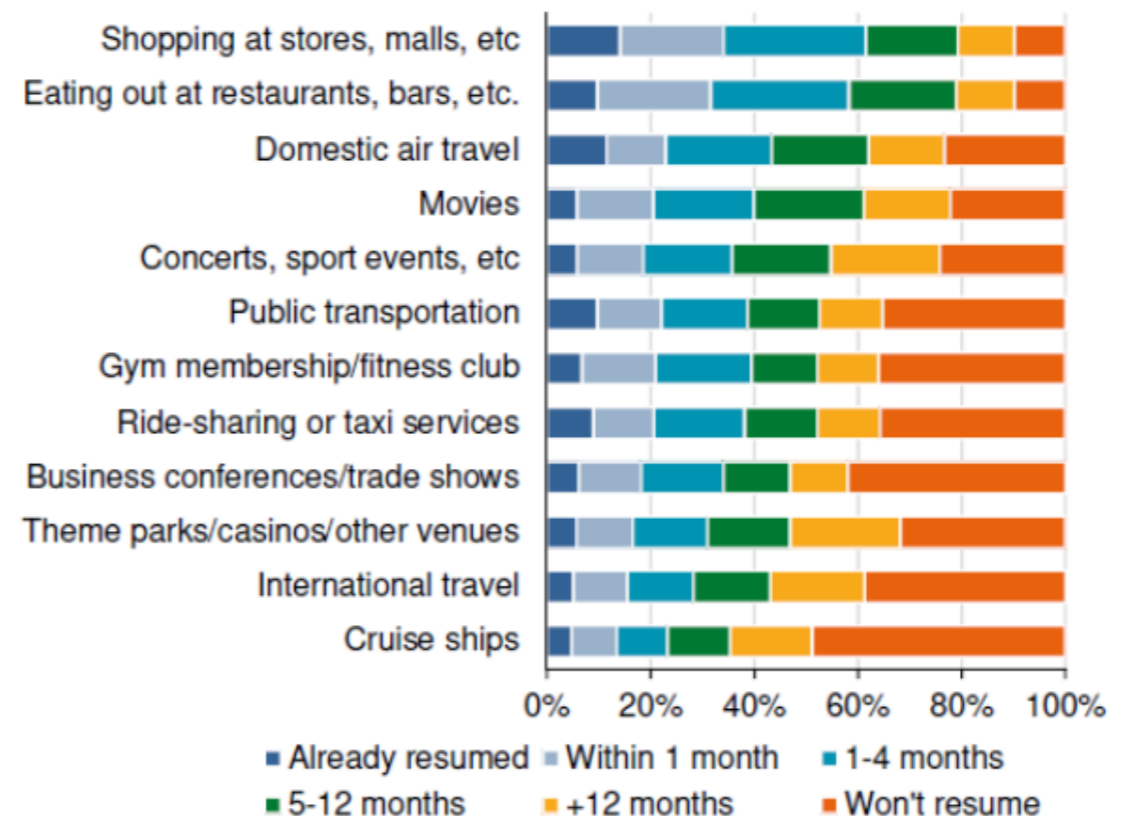
How many of the +20 million people unemployed are temporary vs. permanent layoffs?

37 million jobs at high-risk of employment disruption
(Millions, by industry)



A durable shift in consumer spending patterns could be a challenge for some industries

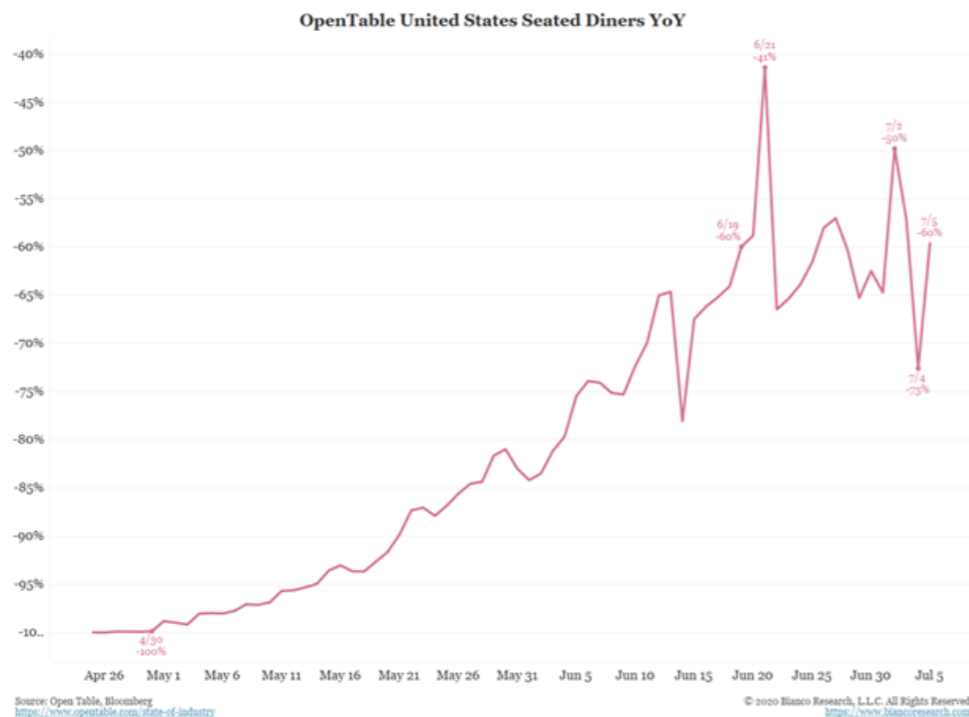
Consumer Survey: How soon after the COVID-19 lockdown is lifted will you resume the following?



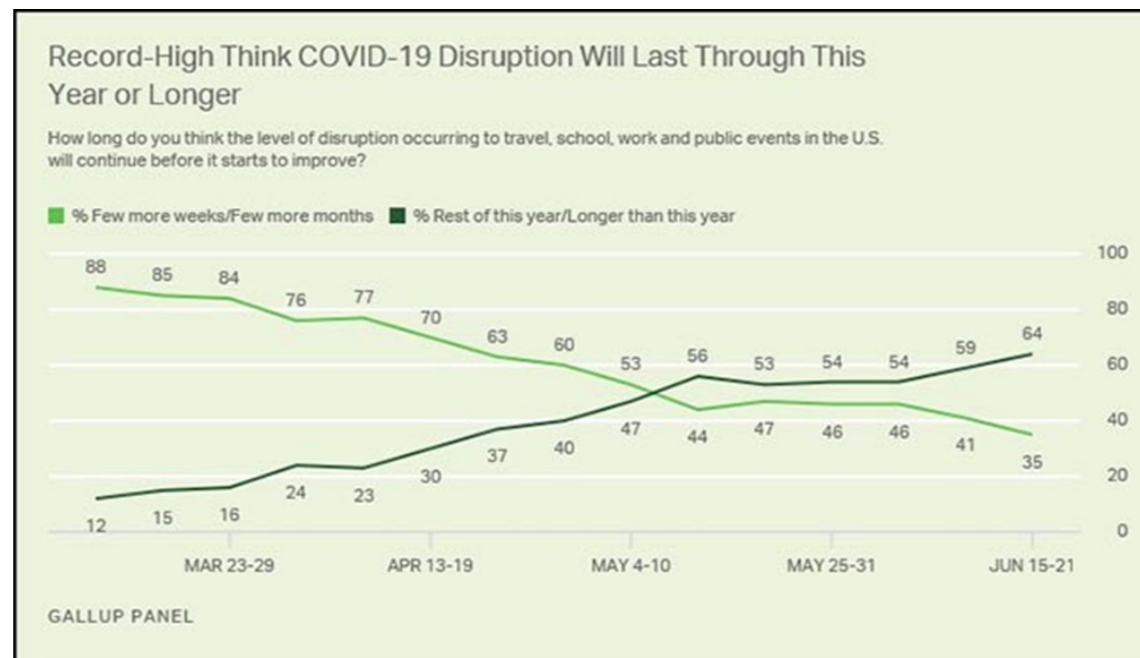
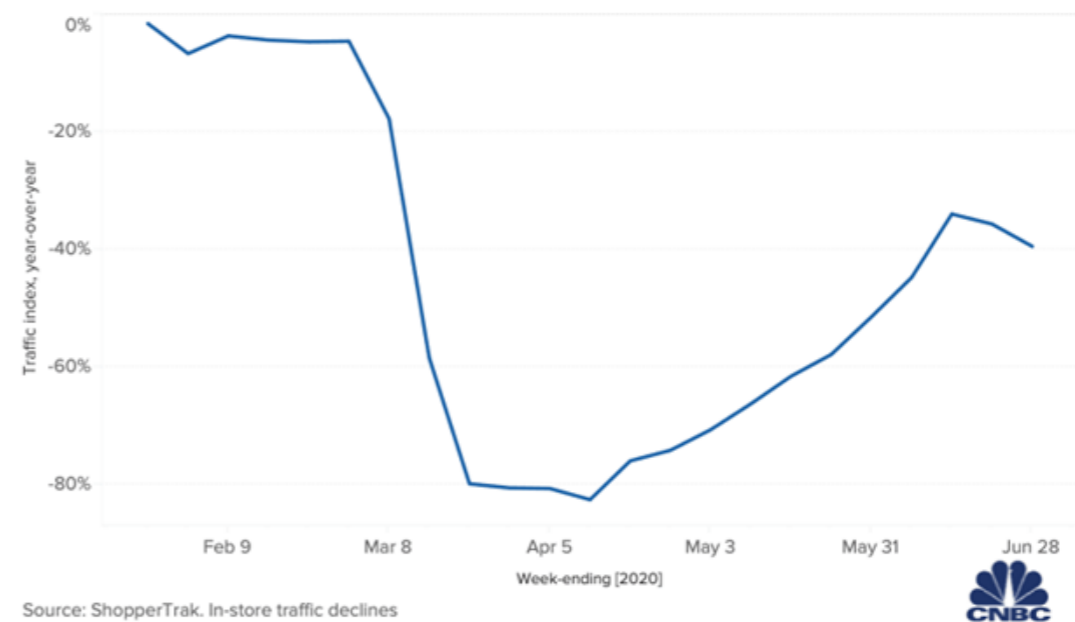
Perspective on the Coronavirus

The path out of economic shut down – V shape looks unlikely given consumer patterns (> 2/3 of our economy!).

Virus spreading in the Sunbelt shows how fragile the recovery is.



Retail traffic declines are accelerating again





Looking Forward

Market Reaction

History Does Rhyme... Expect Volatility

S&P 500 Performance Following Rebounds From 30%+ ATH Declines

Date	S&P 500 Change (%)				
	One Week	One Month	Three Months	Six Months	One Year
6/1/32	3.86	4.55	92.50	52.95	121.36
5/26/70	12.34	6.03	17.20	22.80	43.73
10/3/74	12.06	18.63	13.54	30.88	38.01
12/4/87	5.09	14.30	19.37	18.99	21.39
10/9/02	10.72	15.19	19.42	11.49	33.73
3/9/09	11.43	26.61	39.30	52.75	68.57
Average	9.25	14.22	33.56	31.64	54.46
Median	11.08	14.74	19.39	26.84	40.87

S&P 500 15%+ Quarterly Gains

Date	Qtr % Chg	2 Qtr % Chg	Next Qtr % Chg	Next 2 Qtrs % Chg	Next Year % Chg
12/31/28	15.18	27.22	4.85	12.57	-11.91
3/31/30	17.20	-16.64	-18.62	-26.05	-33.61
9/30/32	82.39	10.53	-14.36	-27.60	20.30
6/30/33	86.50	57.66	-10.91	-8.62	-10.08
6/28/35	21.18	7.79	13.18	31.15	44.92
12/31/35	15.88	31.15	11.09	10.50	27.92
6/30/38	36.00	9.57	5.88	13.67	-6.06
9/29/39	17.77	16.48	-2.58	-4.77	-16.65
3/31/43	18.53	30.85	6.65	4.32	3.80
9/30/70	15.80	-6.05	9.43	19.12	16.78
3/31/75	21.59	31.19	14.19	0.61	23.28
12/31/82	16.79	28.31	8.76	19.53	17.27
12/31/85	16.04	10.13	13.07	18.72	14.62
3/31/87	20.45	26.10	4.22	10.33	-11.25
6/30/97	16.91	19.49	7.02	9.64	28.10
12/31/98	20.87	8.41	4.65	11.67	19.53
6/30/09	15.22	1.78	14.98	21.30	12.12
9/30/09	14.98	32.49	5.49	10.63	7.96
6/30/20	19.95	-4.04	?	?	?
		Average	4.28	7.04	8.17
		Median	6.27	10.56	13.37
		Avg. Since WW2	9.09	13.51	14.27
		Avg. All Qtrs	1.95	3.78	7.75

Market Reaction

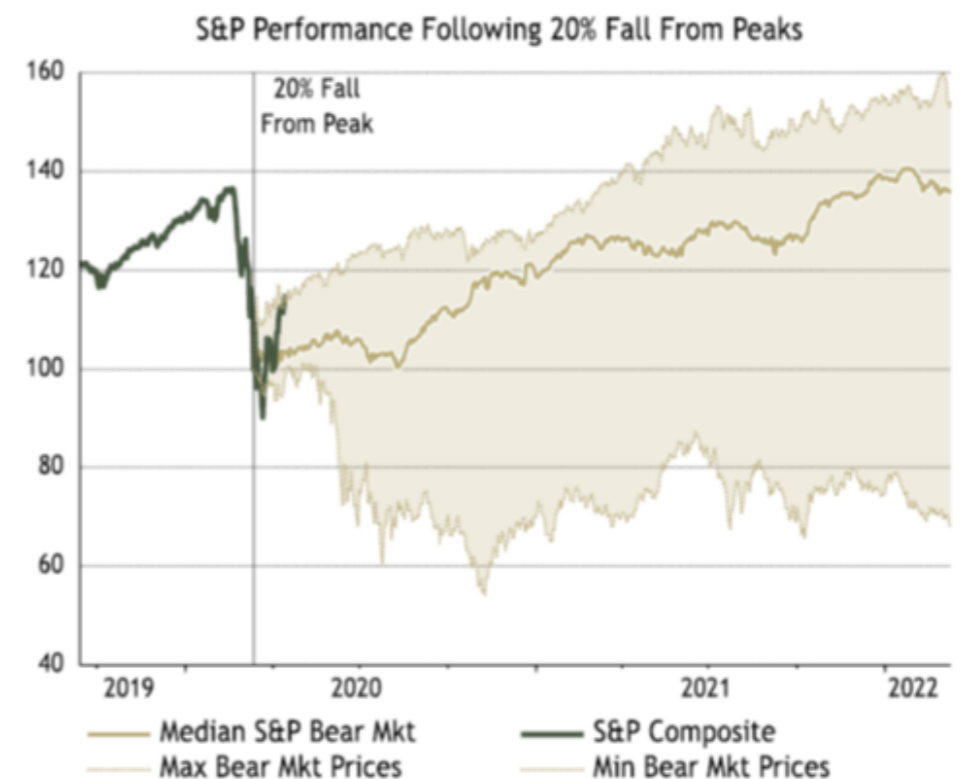
History Does Rhyme... Expect Volatility

Chart 15: Bear Market Profiles since 1950 - From Peak Value



Source: ASR Ltd. / Bloomberg LLP / Consensus Economics / Datastream from Refinitiv

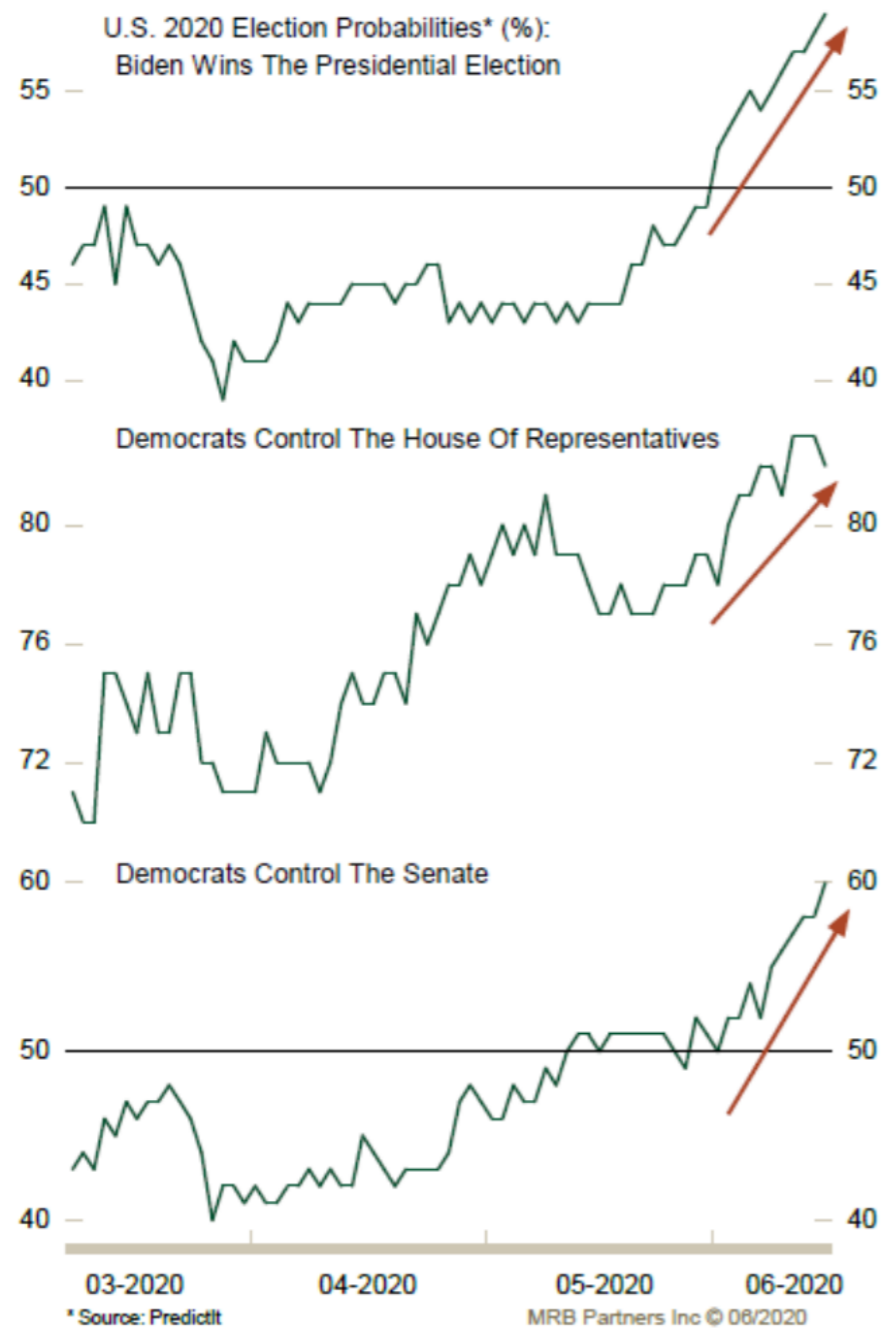
Chart 16: The Pattern of Rallies After 20% Falls



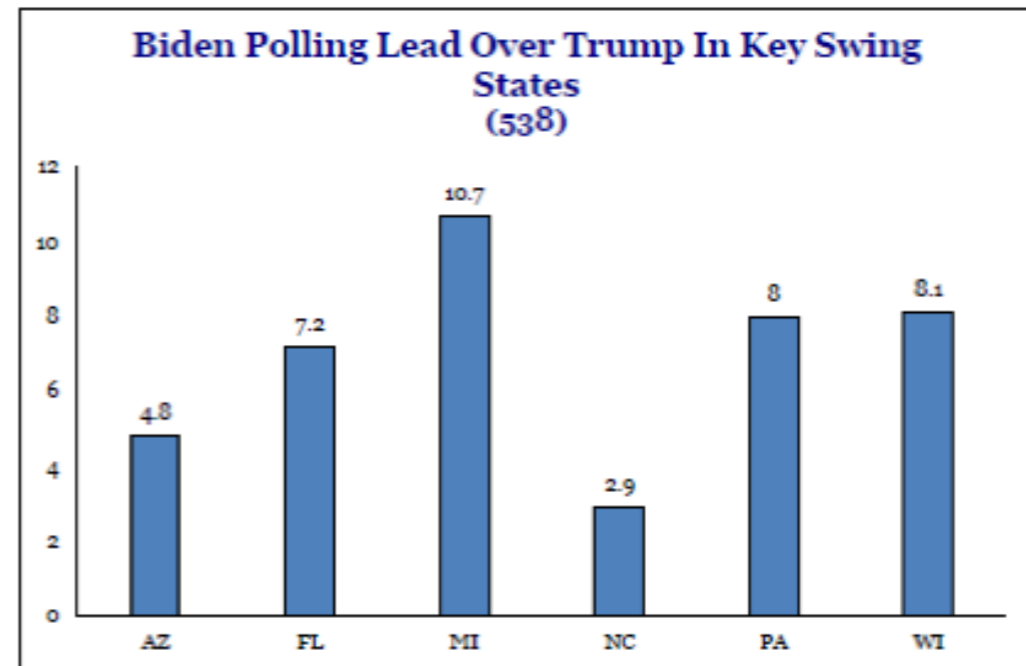
Source: ASR Ltd. / Datastream from Refinitiv

Supplemental Charts of Interest – Elections/Politics

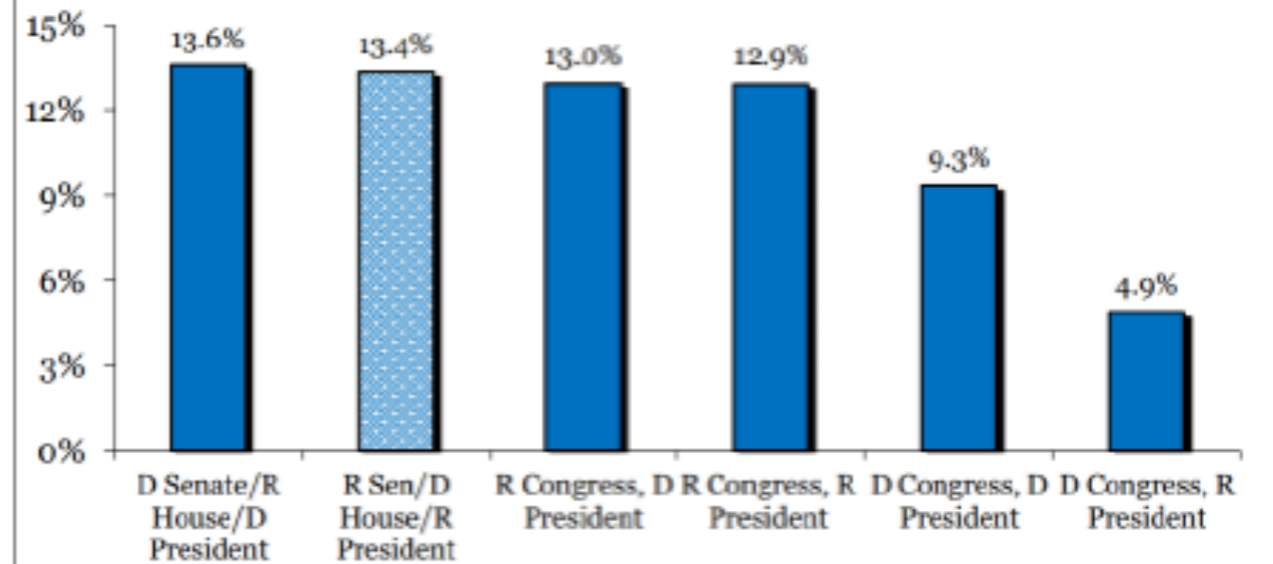
Chart 5 The Odds Of A Democratic Sweep Have Been Increasing



TRUMP IS LOSING IN EVERY SWING STATE

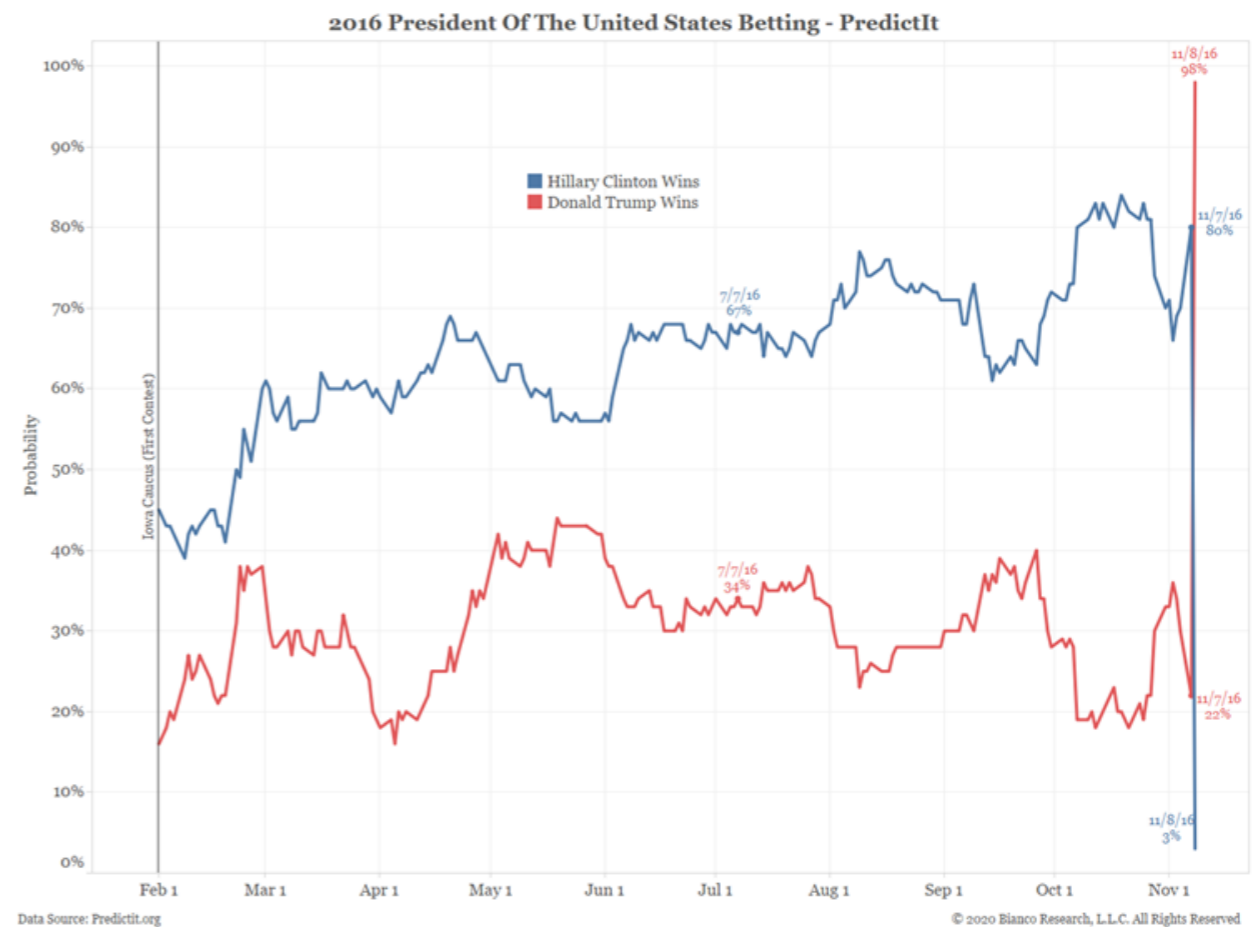
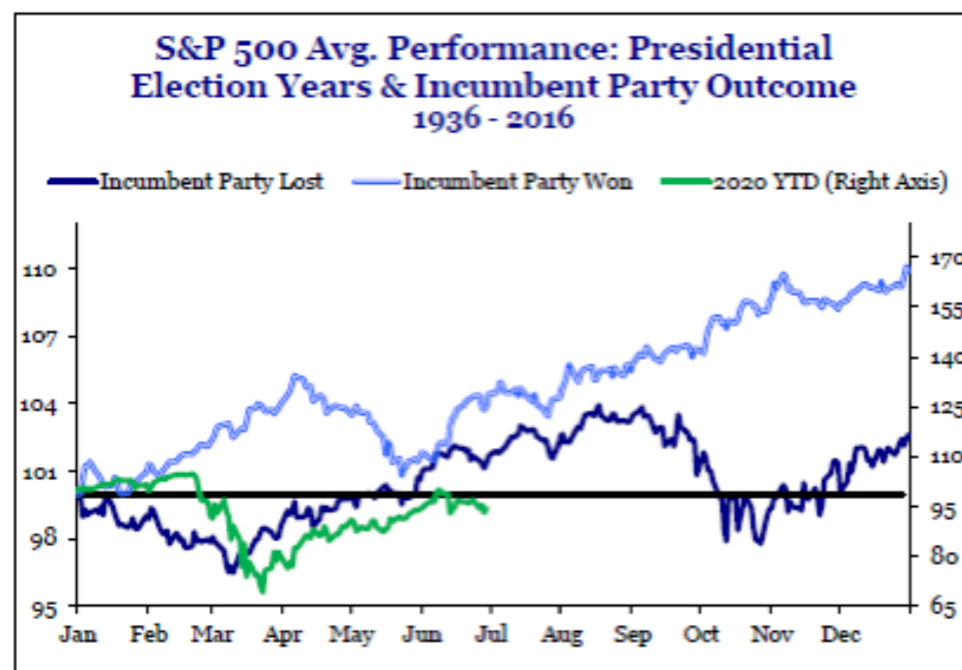
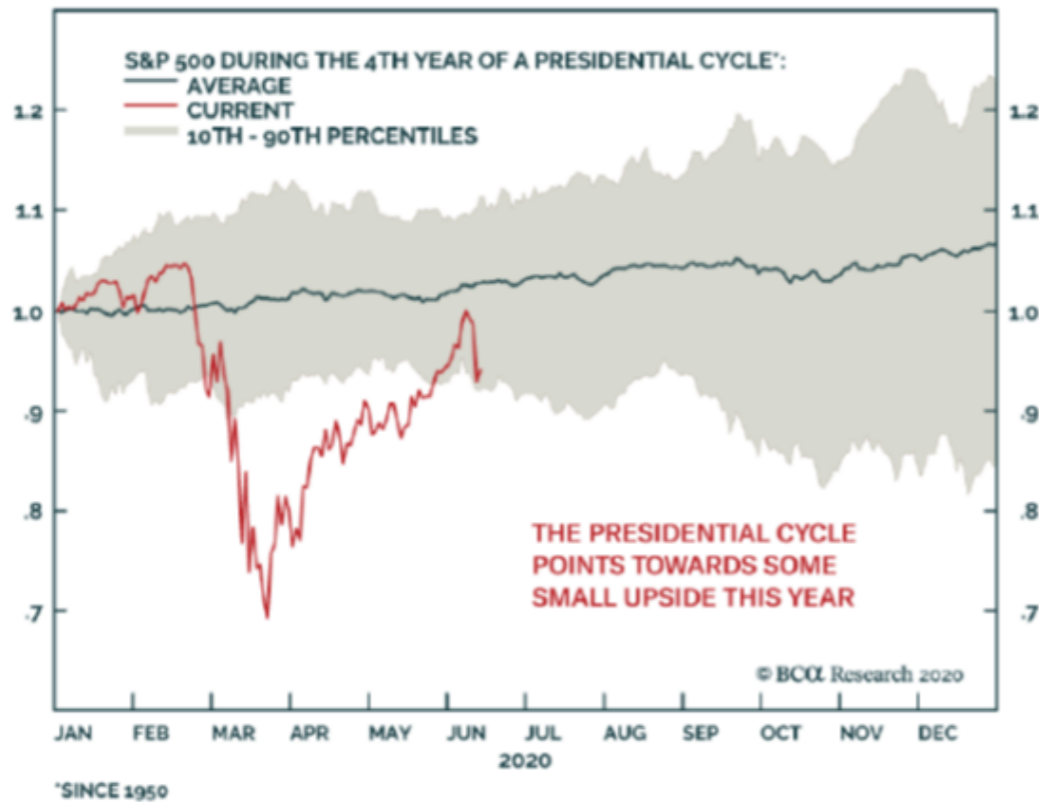


Partisan Control, Avg. Annual S&P Performance (1933-2019, Excl. 2001-02)



Supplemental Charts of Interest – Elections/Politics: On the Other Hand...

Markets do not price in risk until October. Polling data has not been accurate.

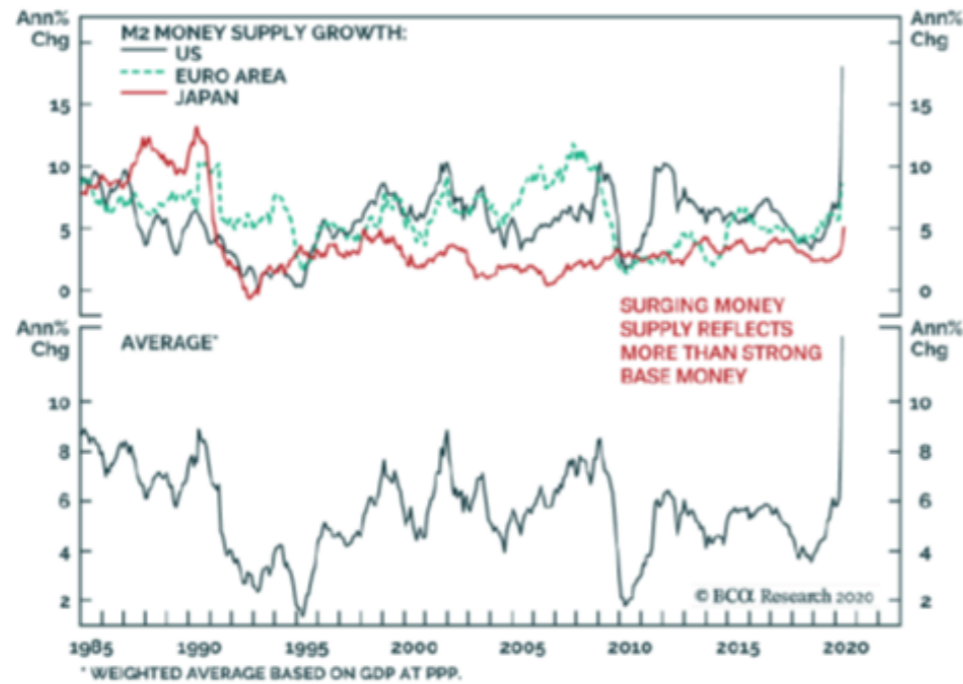


What Could Go Wrong?

Global Debt Explosion amplified by the Covid Crisis

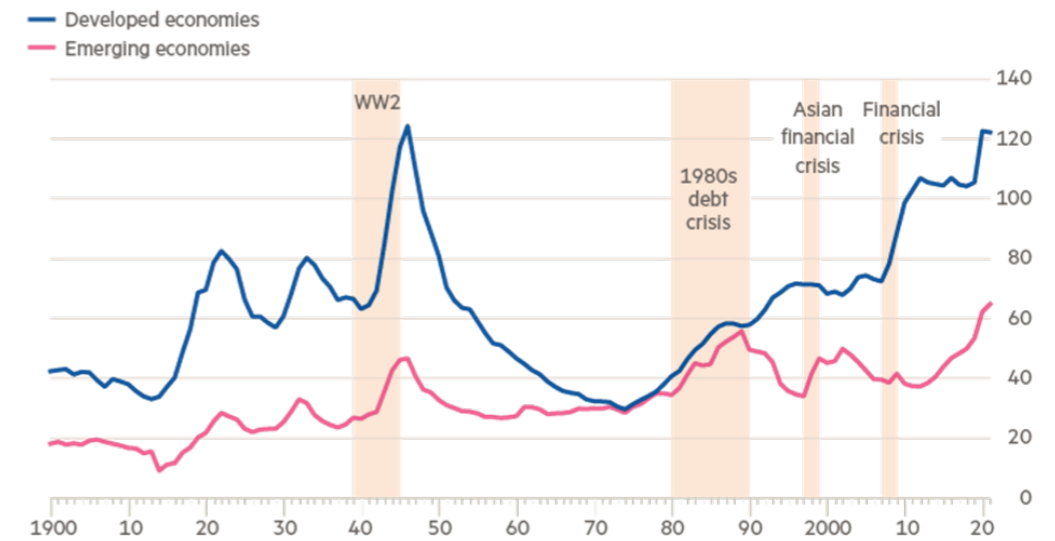
The Exploding Money Supply

June 10, 2020

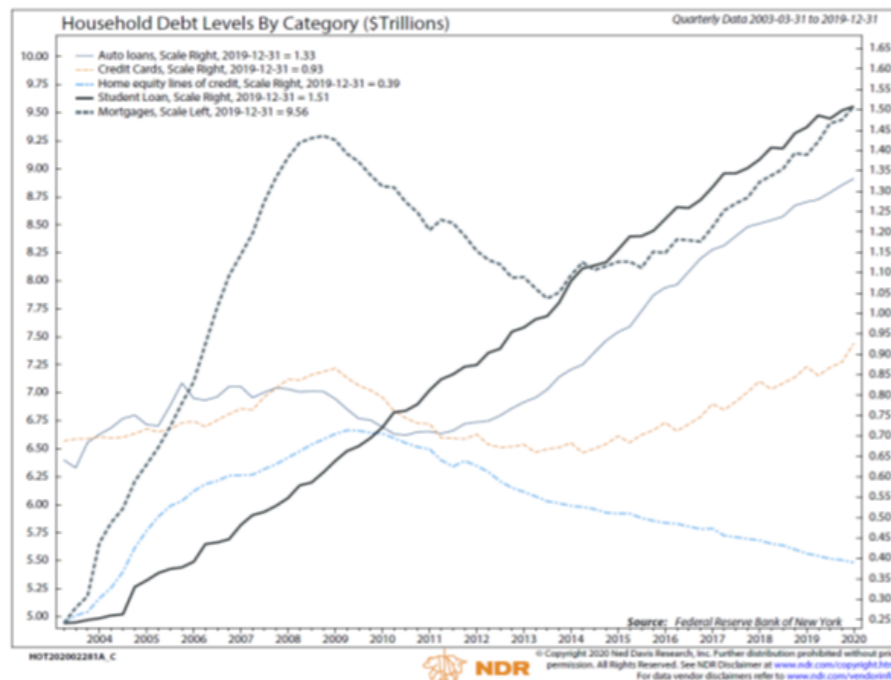


Global debt levels soar to highest since second world war

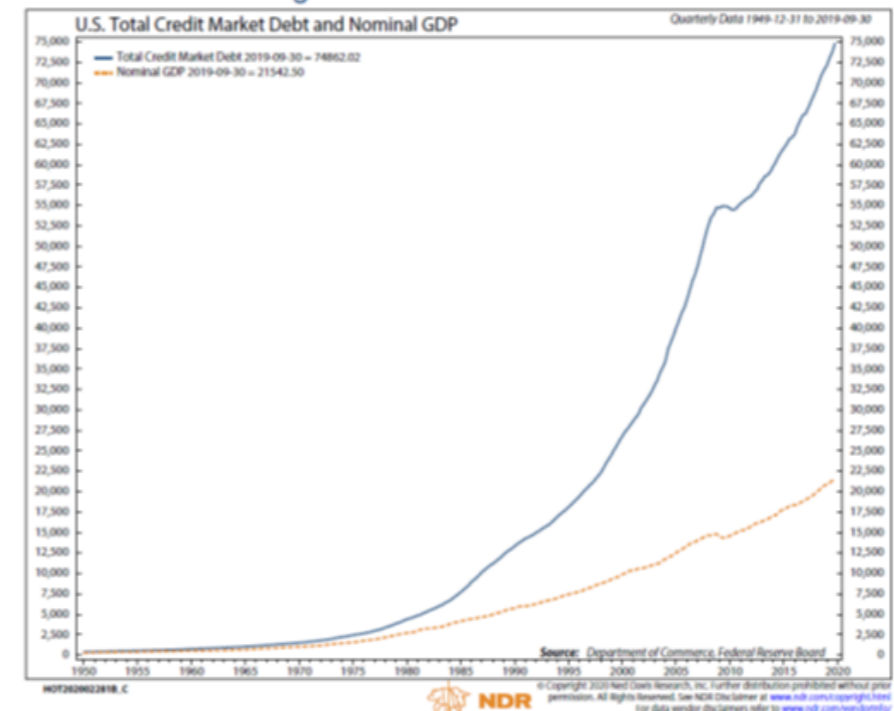
Median debt-to-GDP ratio (%)



Median debt-to-GDP ratio of country grouping based on G20 advanced and G20 emerging economies
 Sources: IMF Historical Debt database; IMF WEO database; Goldman Sachs GIR
 © FT



Debt has been rising faster than GDP



Looking Forward

Charts to Watch

Short-Term Technicals

POSITIVE

- + 50% Fibonacci Retracement level for S&P 500 (2947 = 61.8%) cleared along with 200 day moving average (3000) in June
- + Credit spreads tightening, copper prices are rallying off the bottom and semiconductor prices are outperforming the S&P 500
- Two-year Treasury Yields: Flailing 2 year prices demonstrate lack of confidence in growth
- Ultra short technical are overbought. Put/Call ratios show no fear in equities.
- + Equity Mutual Fund Flows finally turned positive. Sentiment Surveys are still bearish.
- + S&P futures positioning is net short (2016 levels despite the S&P move.
- + Policy Uncertainty Index remains elevated
- * Credit spreads are critical to recovery
- * Watching small cap, REITs, banks, & transports to confirm the turn

Regulatory Insights

MIXED

- +/- Reopening of America is critical for sustained equity moves
- The longer states remain closed the higher risks for permanent unemployment, bankruptcies, and defaults. The result is a dampened recovery
- + Additional stimulus in the works (individuals and state/local government). Potential for “on-shoring” tax incentives
- + Total monetary/fiscal response in the US is \$10 trillion (6 months of GDP)
- + Fed purchases of corps, munis, and ETFs minimizes liquidity risk
- Election year rhetoric will heat up
 - Trade War Part II?
 - Government Covid decisions create uncertainty
- Path of the virus post re-open or next flu season
- * Watch Oxford Covid Government Response Tracker Data – remains stringent despite re-openings

Economic Developments

NEGATIVE

- All economic data are a function of when shut-in orders lift
 - This poses a scientific and political dilemma
- Earnings and GDP will be horrific – how will markets react?
- Market reactions depend on CoVid news of the day
- + Econ data easily surpassing pessimistic expectations in May and June
- * Watching NY Fed’s Weekly Econ Index for a turn and other high frequency data:
 - Weekly jobless claims
 - Weekly retail sales
 - Rail car data
 - Bankruptcy filings

Market Reaction

History Does Rhyme...

THE OPPORTUNITY COST OF WAITING FOR THE BELL TO RING

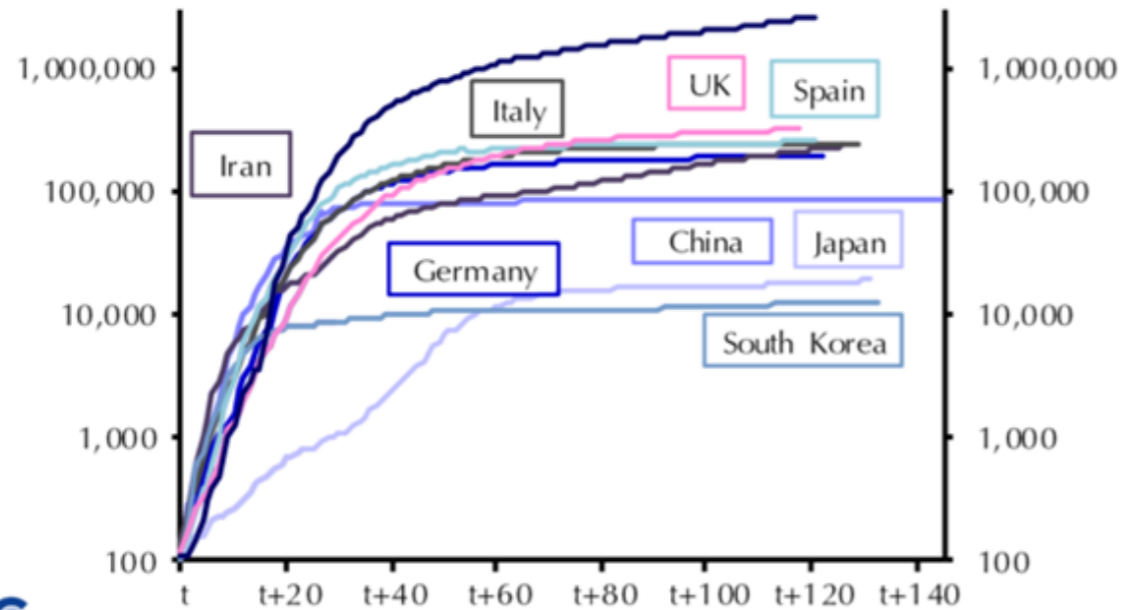
S&P Market Bottom	EPS Bottom Quarter *	Market Bottom Lead-Time *	Assumed EPS Turn Around Date	S&P Price Return From Bear-Market Bottom through Turn Around Date	S&P Price Return From Recession End	S&P Price Return From Bear-Market Bottom through Recession End Month
10/22/1957	3Q 1958	3Q Before	1/31/1959	42.3%	Apr-58	11.4%
6/26/1962	No earnings declines exhibited during this bear market.				Bear market without accompanying recession.	
10/7/1966	3Q 1967	3Q Before	1/31/1968	26.0%	Bear market without accompanying recession.	
5/26/1970	4Q 1970	2Q Before	4/30/1971	50.0%	Nov-70	25.8%
10/3/1974	3Q 1975	3Q Before	1/31/1976	61.9%	Mar-75	33.8%
8/12/1982	1Q 1983	2Q Before	7/31/1983	58.7%	Nov-82	35.3%
12/4/1987	No earnings declines exhibited during this bear market.				Bear market without accompanying recession.	
10/11/1990	4Q 1991	4Q Before	4/30/1992	40.4%	Mar-91	27.0%
10/9/2002	4Q 2001	4Q After	4/30/2002	N/A	Nov-01	N/A
3/9/2009	3Q 2009	2Q Before	1/31/2010	58.7%	Jun-09	35.9%

* Source: Strategas

Perspective on the Coronavirus

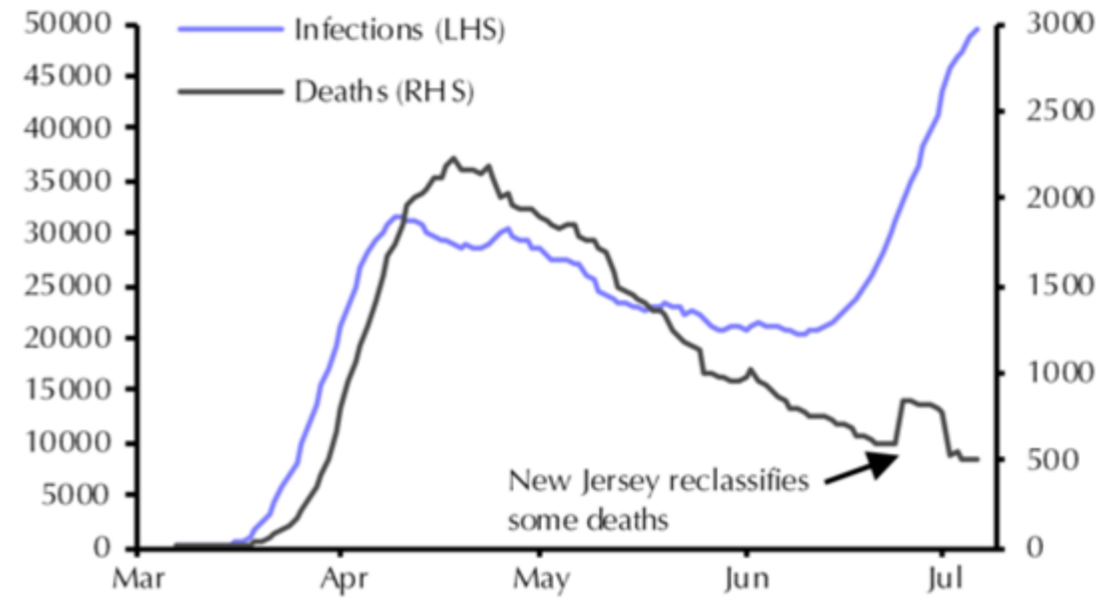
Signs of Flattening

Confirmed Cases



CAPITAL ECONOMICS

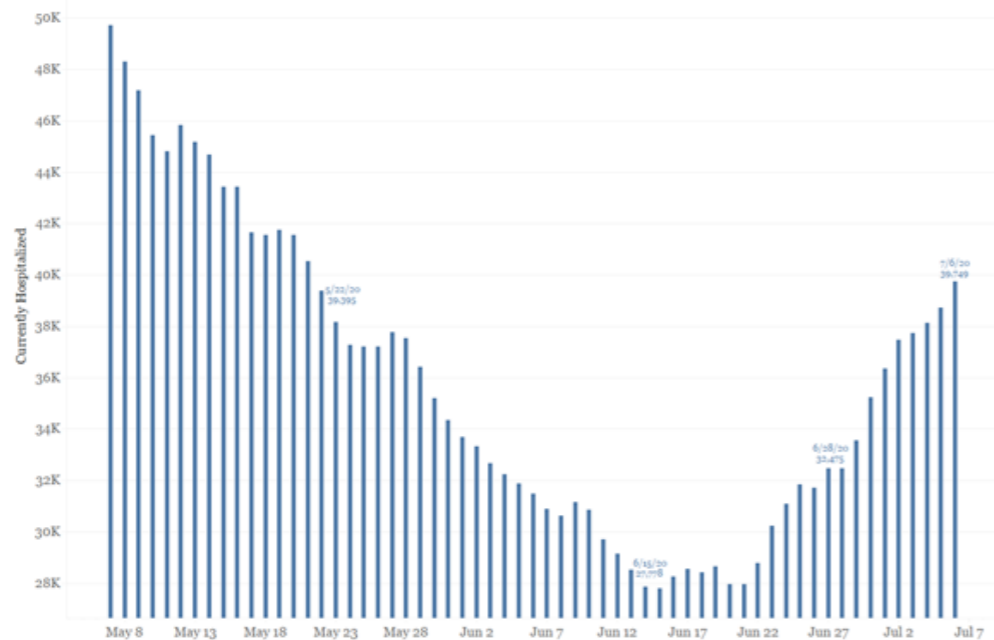
Source: CEIC



CAPITAL ECONOMICS

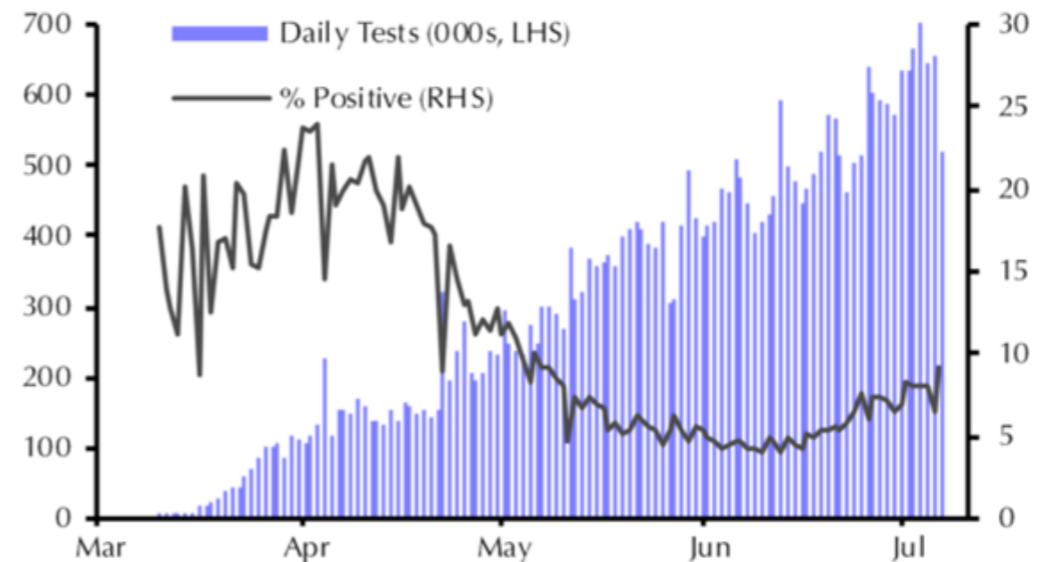
Source: Johns Hopkins University CSSE

National COVID-19 Hospitalizations



Source: The COVID Tracking Project
<https://covidtracking.com/>

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<https://www.biancoresearch.com>

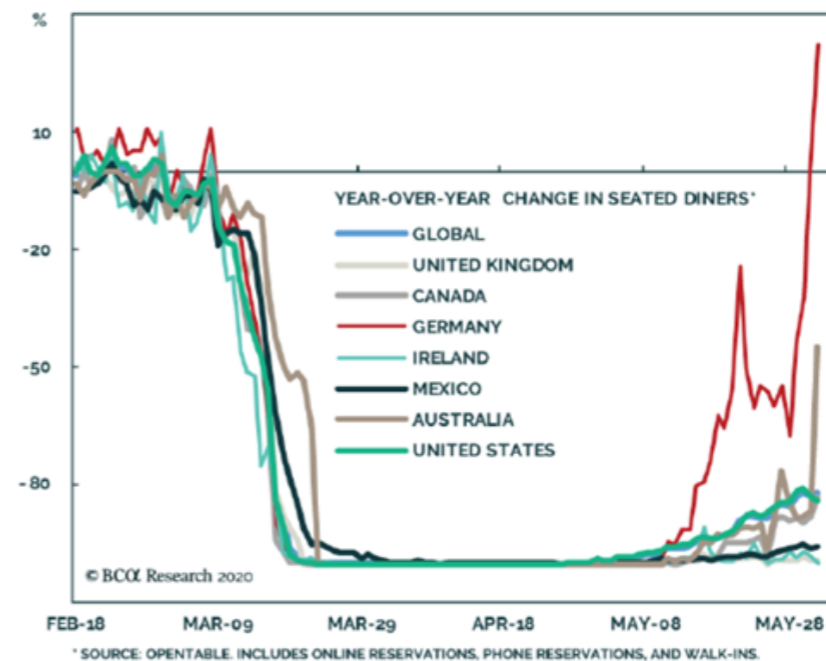
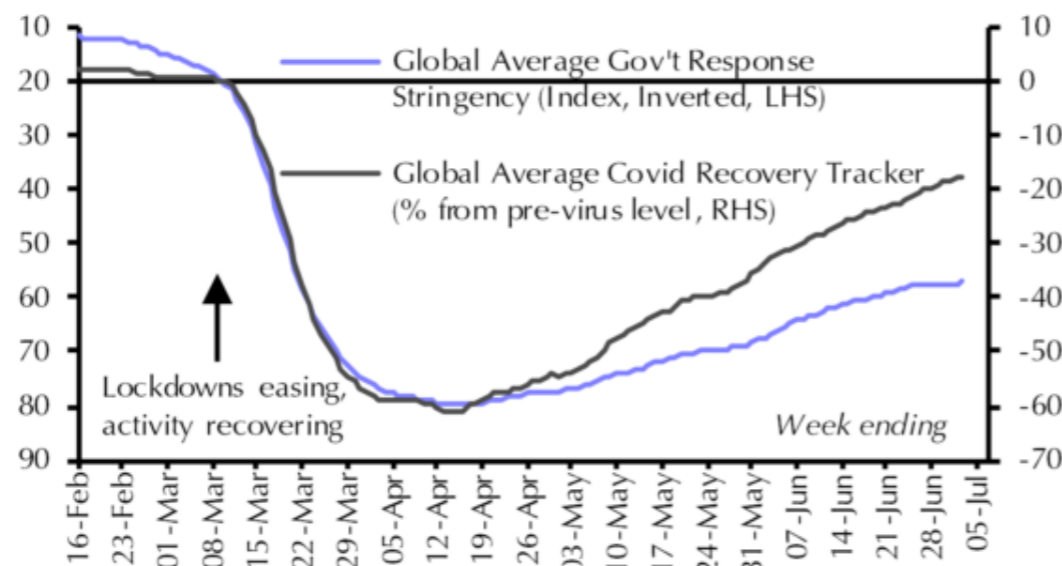
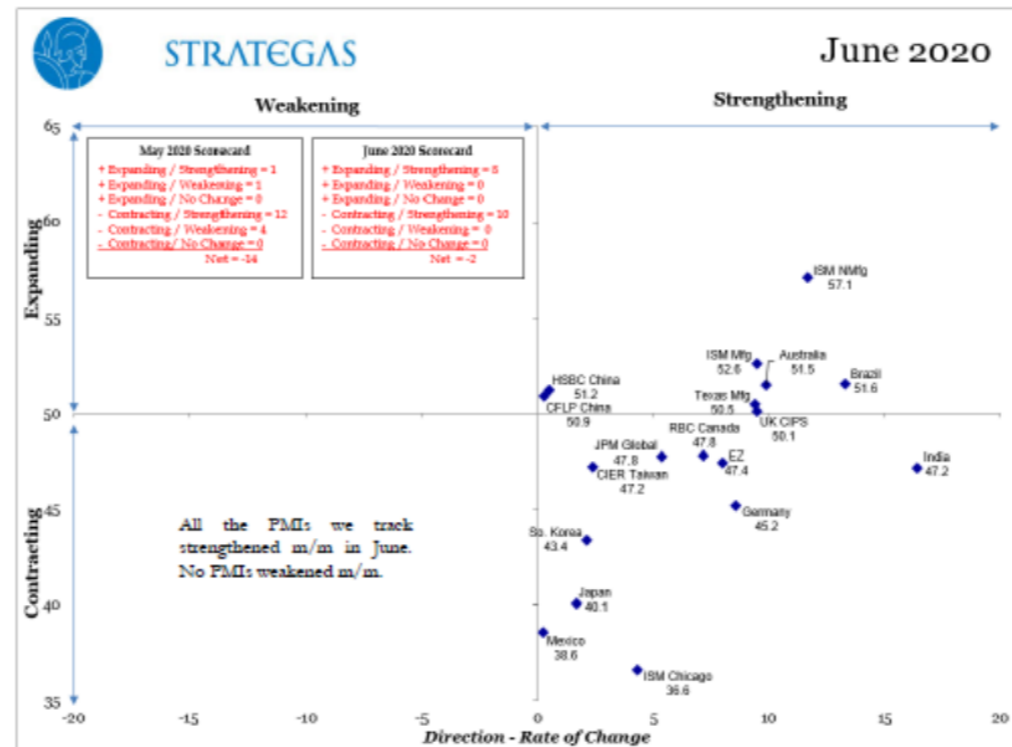


CAPITAL ECONOMICS

Source: Covid Tracking Project

Perspective on the Coronavirus

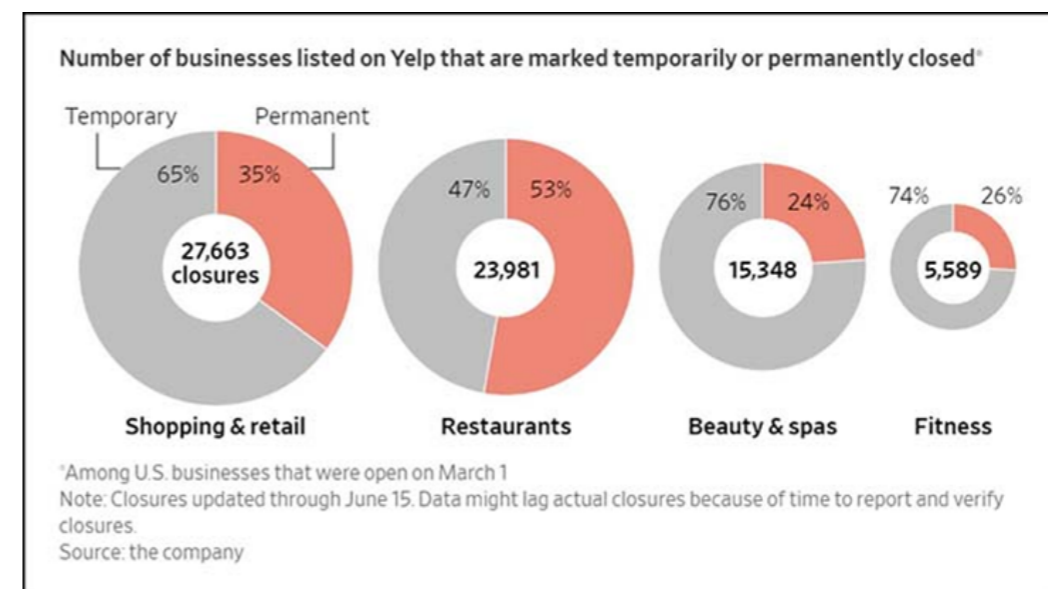
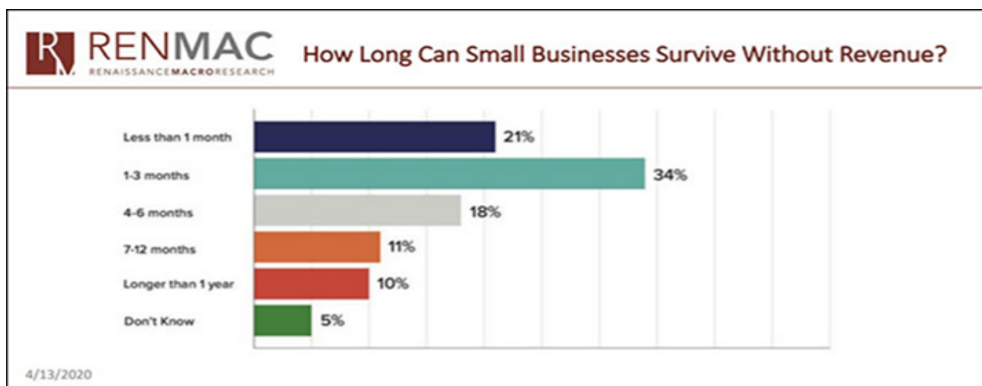
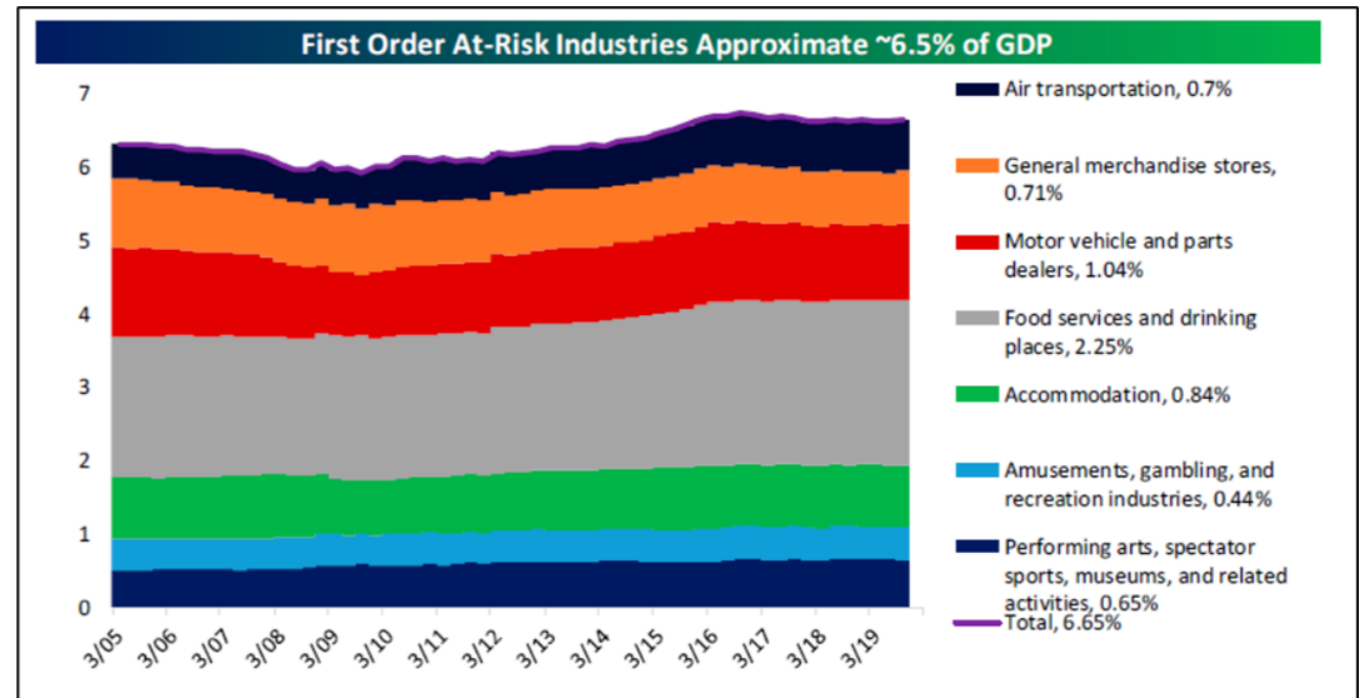
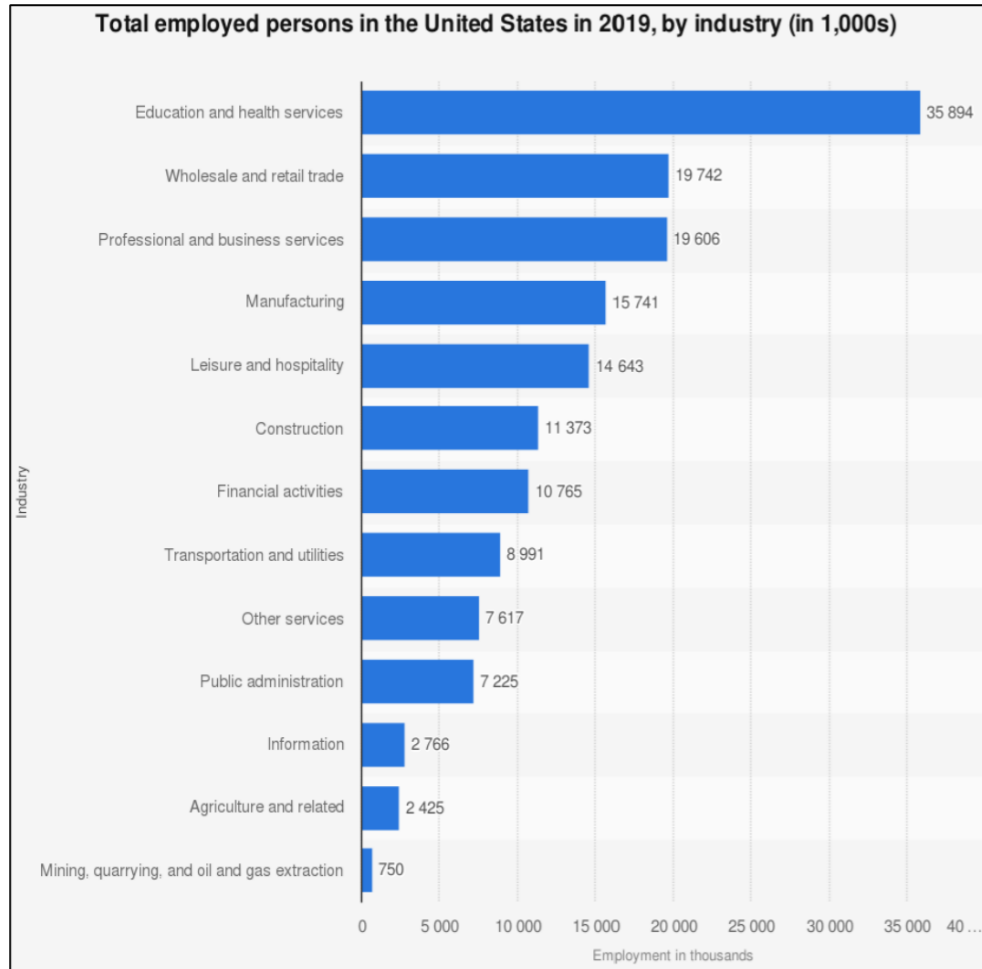
The path out of economic shut down – robust business activity but subdued consumer spending.



Sources: Google, Apple, Moovit, Oxford University, Capital Economics

Impact of the Coronavirus

Employment and GDP Contribution by Industry – Small Business Struggles



Investment Themes



Opal Asset Allocation Dashboard

Asset Allocation Dashboard – July 7, 2020

Opal Wealth Advisors Asset Allocation Recommendations¹

Equity	-2	-1	0	+1	+2
Beta					
Value					
Growth					
Large-Cap					
Small-Cap					
U.S.					
Developed International					
Emerging International					
Technicals (200 Day Moving Average)					

Fixed Income	-2	-1	0	+1	+2
Duration					
Investment Grade					
High Yield					
Loans					
Non-U.S.					

Currencies	-2	-1	0	+1	+2
U.S. Dollar \$					
Euro €					
Japanese Yen ¥					
British Sterling £					

U.S. Macro Conditions	-2	-1	0	+1	+2
Monetary					
Fiscal					
Economic					
Valuation					

Developed International Macro Conditions	-2	-1	0	+1	+2
Monetary					
Fiscal					
Economic					
Valuation					

Emerging International Macro Conditions	-2	-1	0	+1	+2
Monetary					
Fiscal					
Economic					
Valuation					

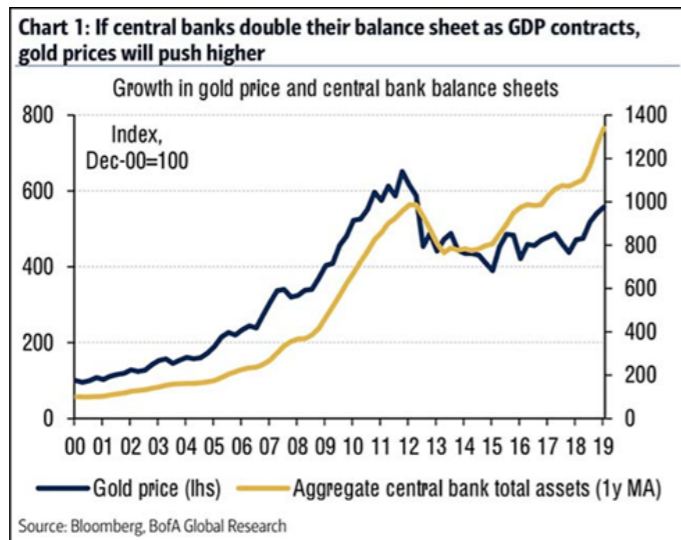
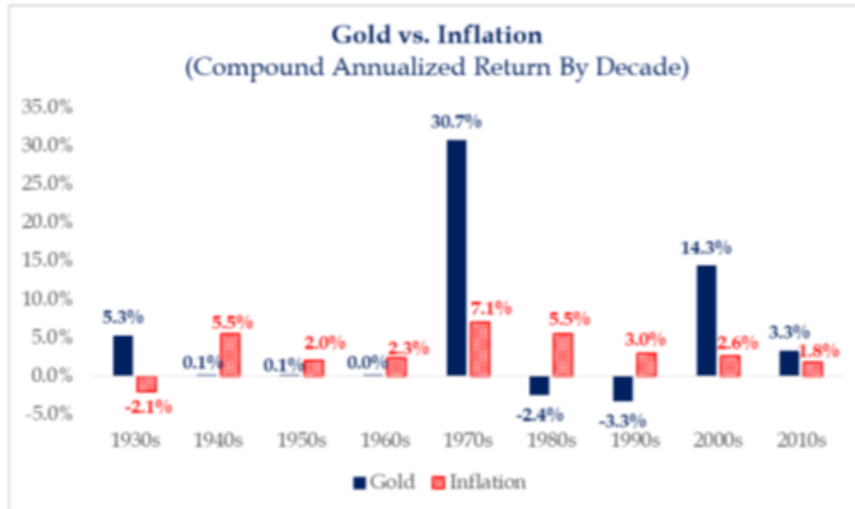
Real Assets	-2	-1	0	+1	+2
Oil					
Precious Metals					
Industrial Metals					
Timber					
Agriculture					
Private Real Estate					
Public REITs					

¹ Recommendations are intended to reflect a 12-24 month forecast.

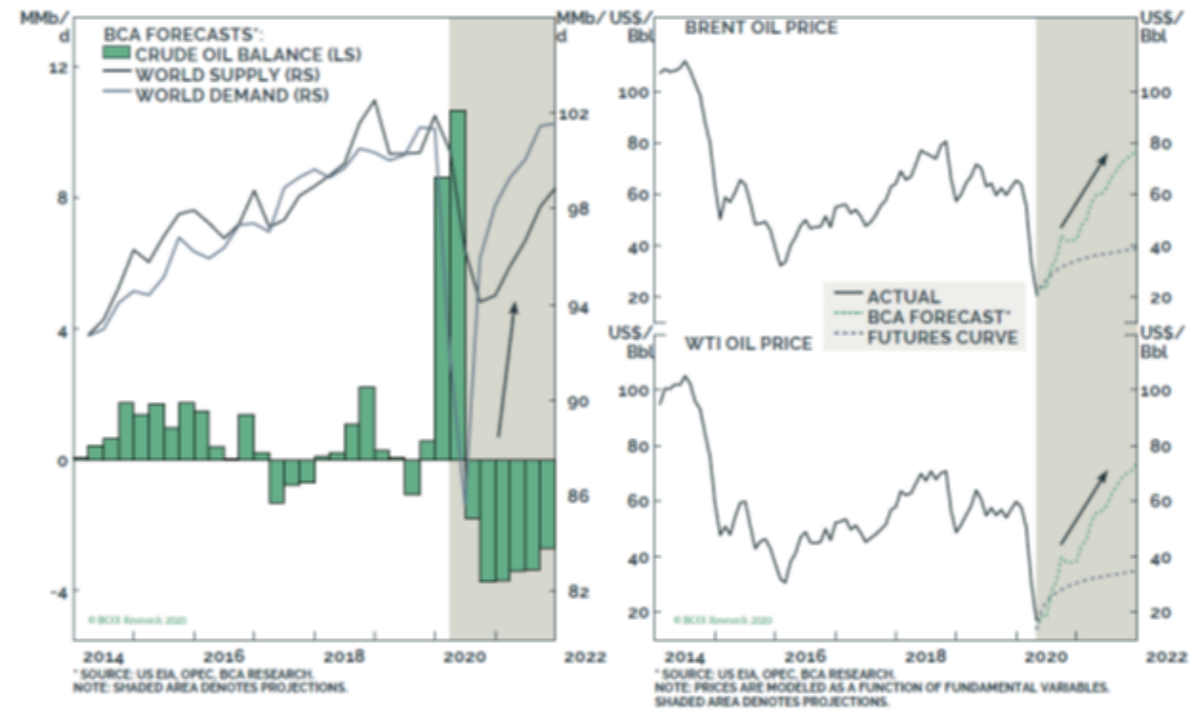
The presence of an arrow indicates a recent change (right arrow = upgraded; left arrow = downgraded).

Supplemental Charts of Interest

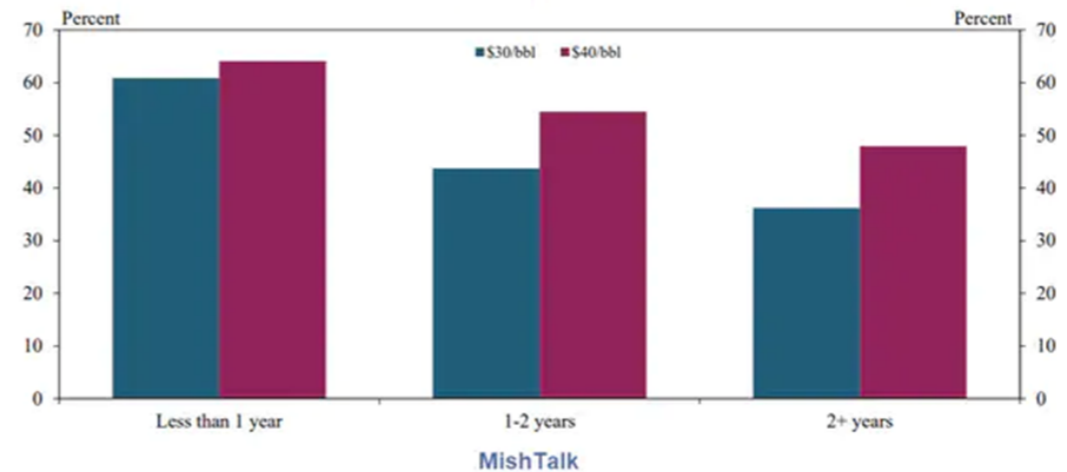
Gold & Energy



Oil: Supply Cuts Will Boost Prices Over 12-18 Months



Kansas City Fed Energy Survey - Solvency Expectations



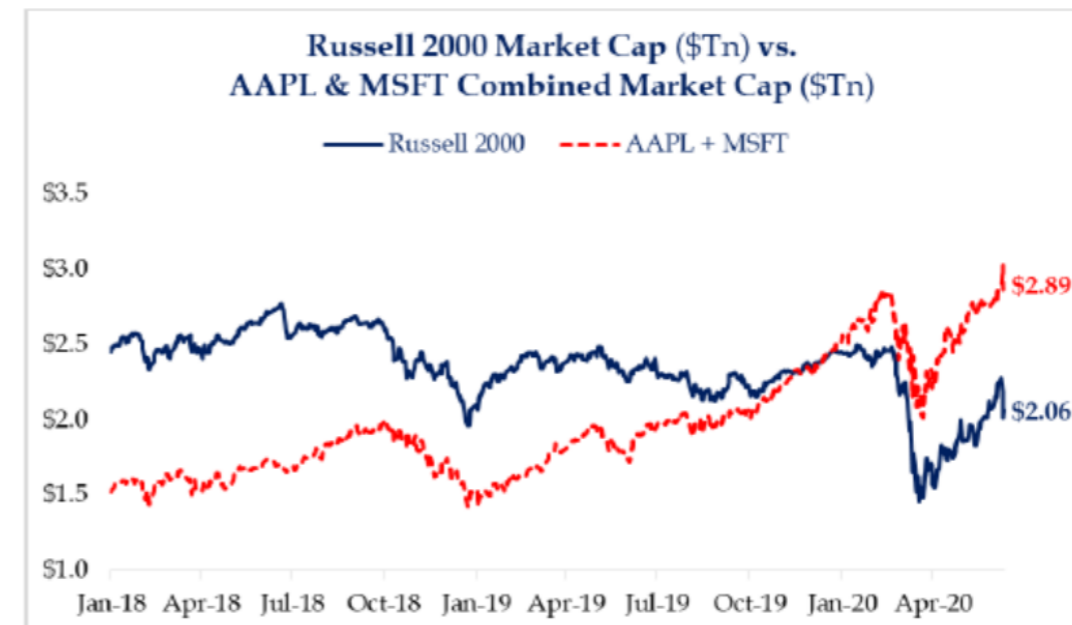
Supplemental Charts of Interest

F.A.Q. Small Caps



Large-Cap vs. Small Cap Performance Coming Out Of Bear Markets

Year	+1 Month		+3 Months		+6 Months	
	Large	Small	Large	Small	Large	Small
1982	18.7%	16.1%	38.1%	46.1%	47.9%	64.6%
1987	14.7%	16.2%	20.5%	29.9%	21.3%	34.7%
1990	6.6%	1.2%	7.7%	6.4%	30.0%	45.4%
2002	15.3%	16.0%	20.0%	21.5%	12.5%	14.7%
2009	26.9%	36.7%	40.2%	54.5%	54.5%	72.1%
2020	25.2%	21.3%	?	?	?	?



Supplemental Charts of Interest

F.A.Q. International

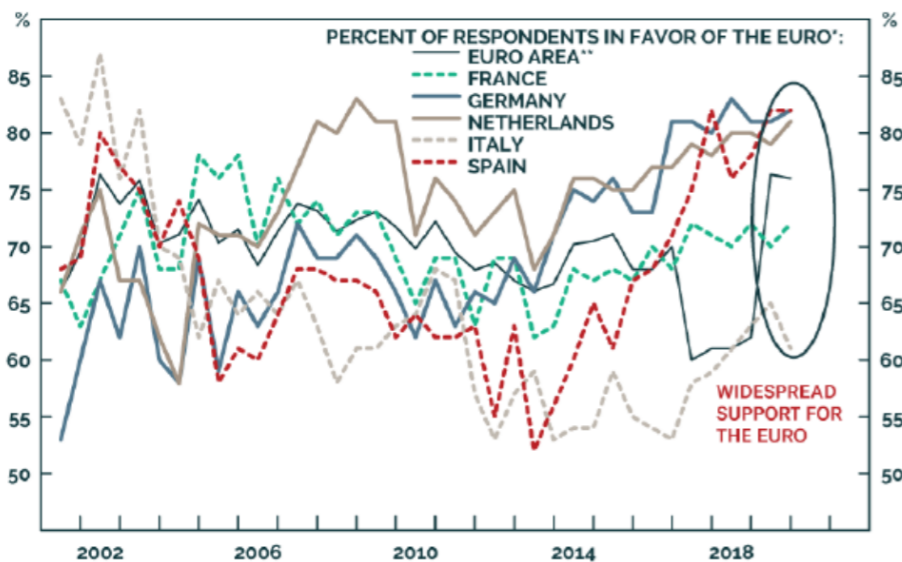


Chart 6 A Shift In Equity Leadership Is Likely

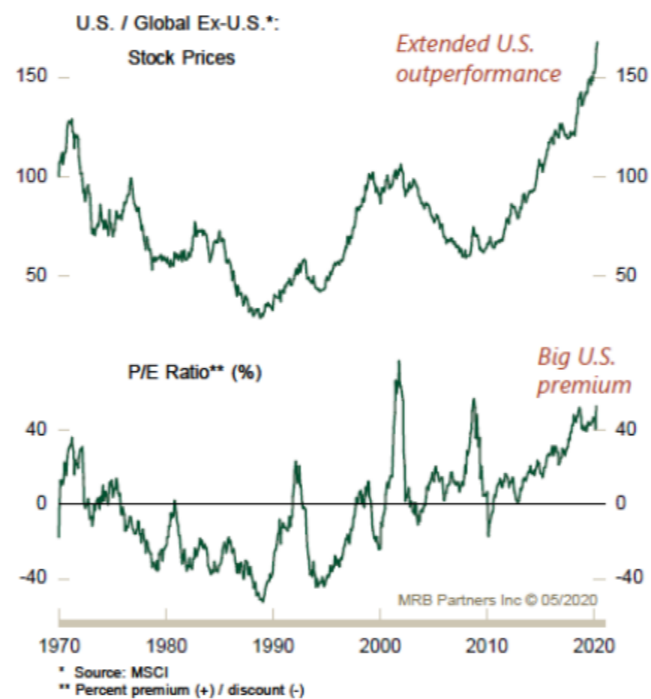
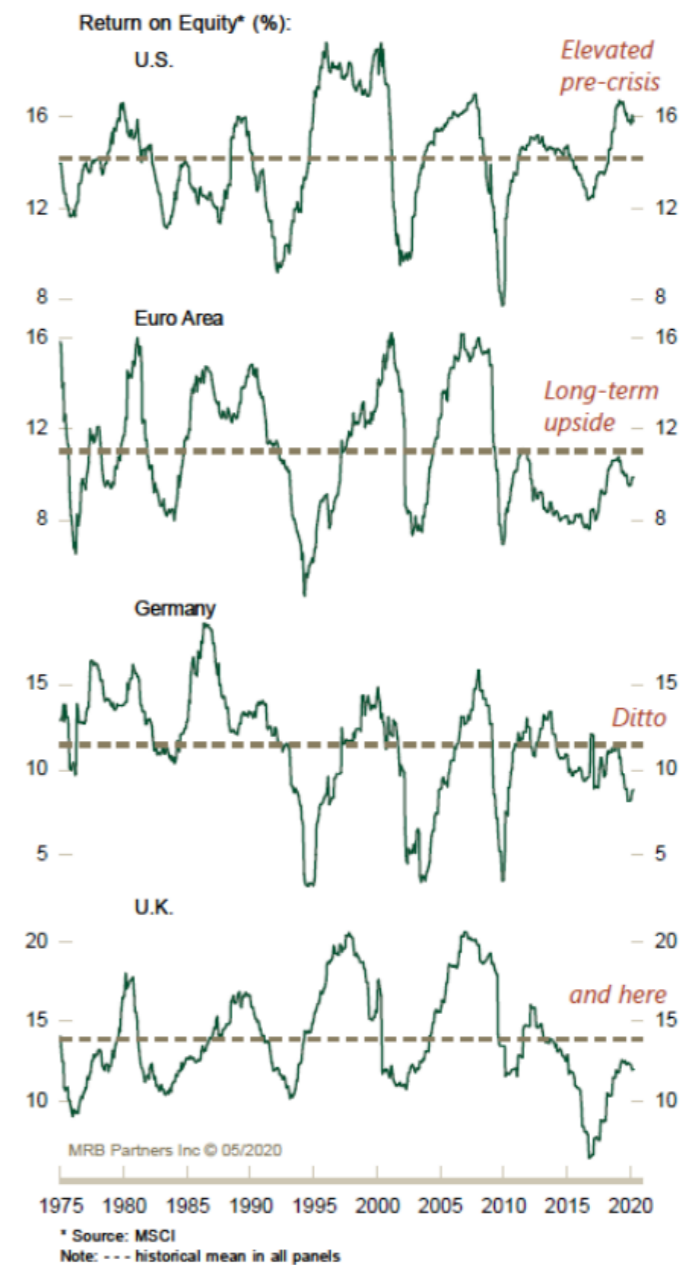
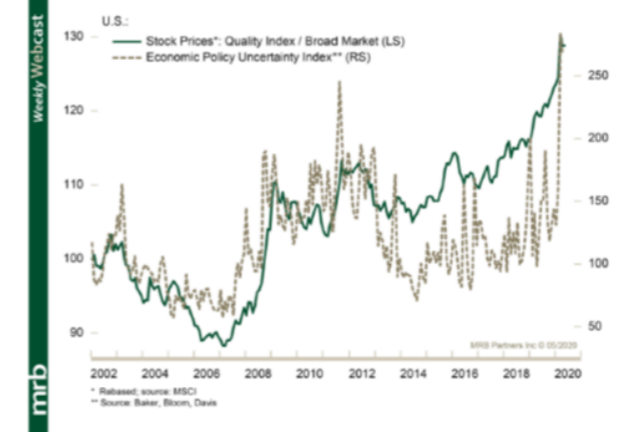
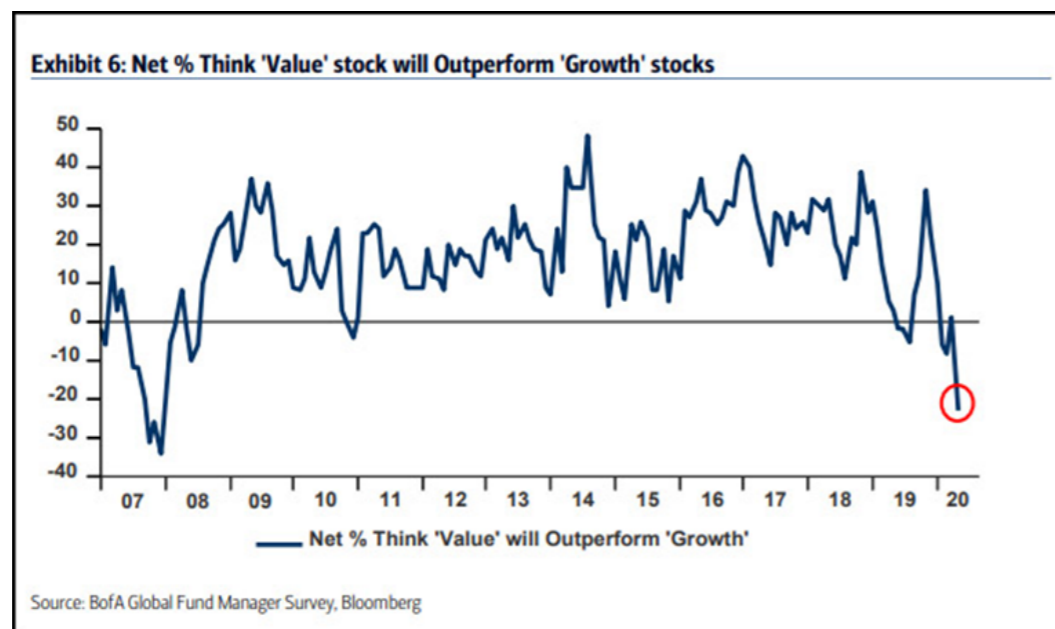


Chart 4 Regional ROEs Have Diverged In Recent Years

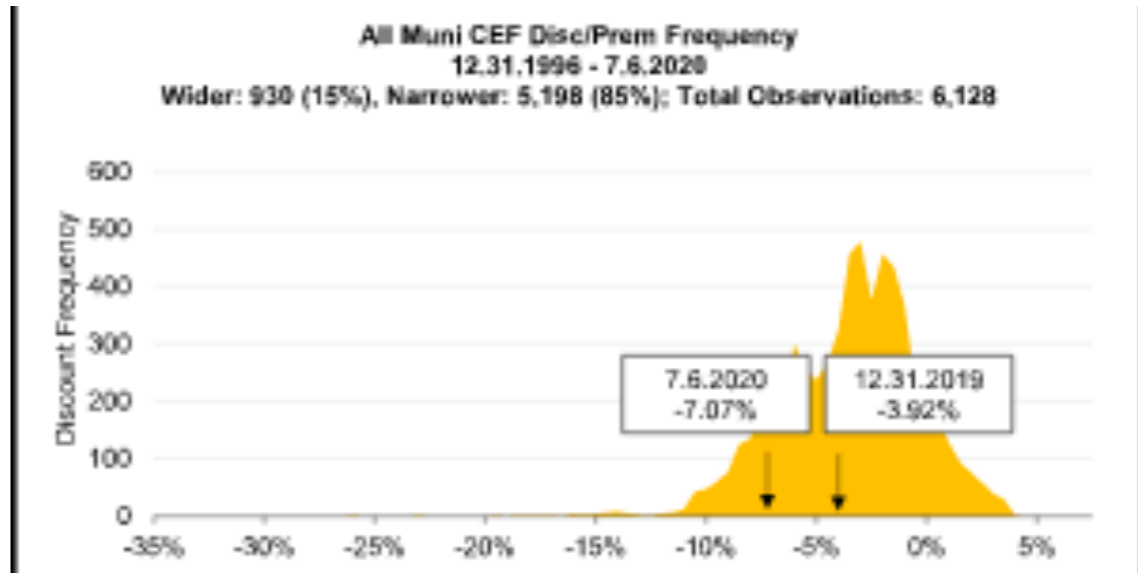
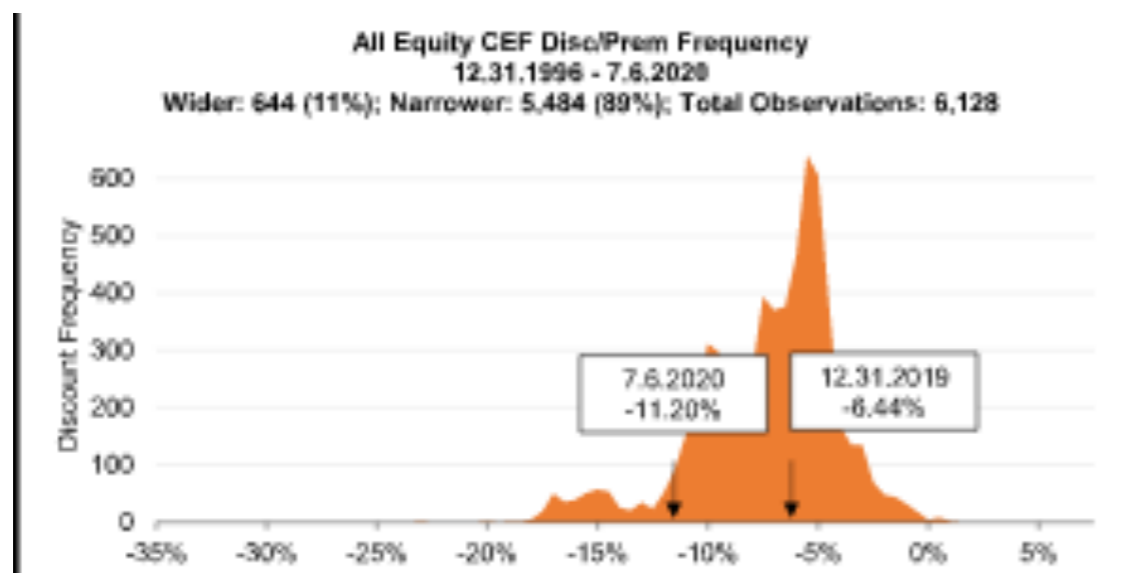
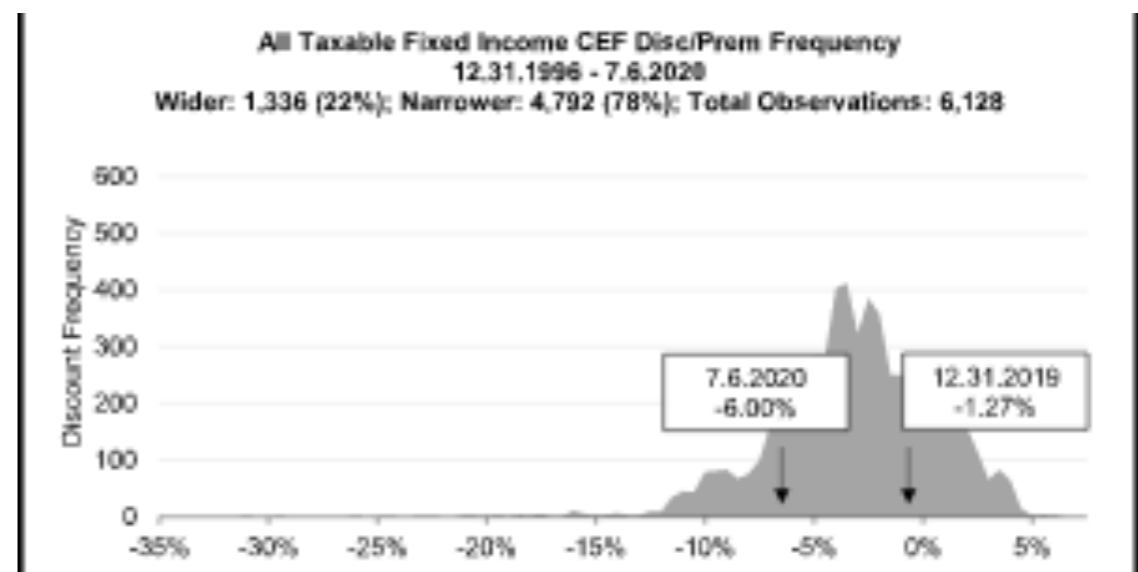
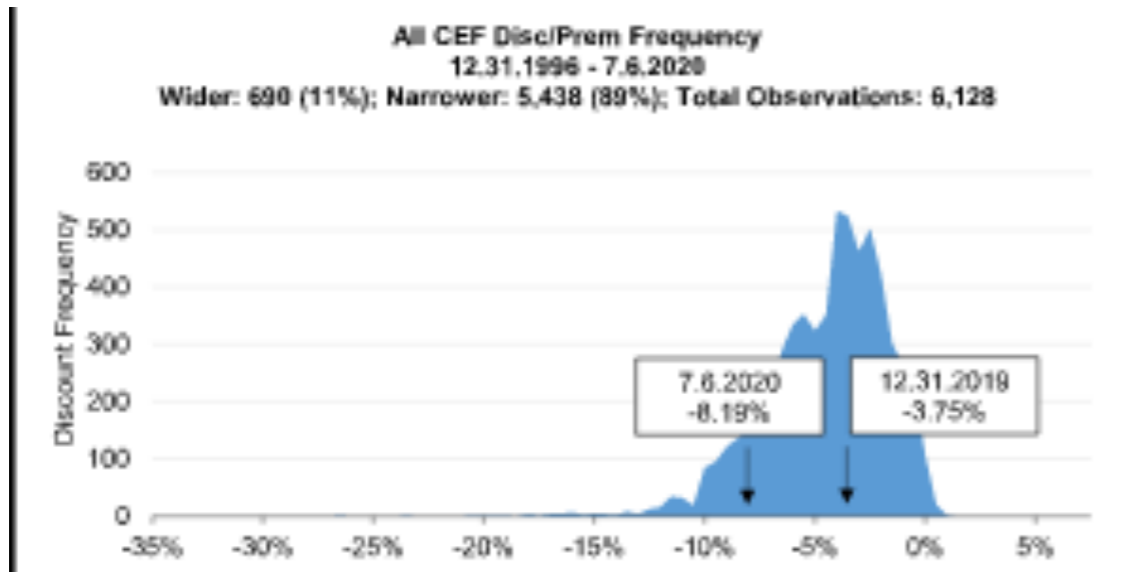


Supplemental Charts of Interest – Value vs. Growth

4 factors aid growth: 1) weak aggregate earnings 2) low rates 3) technological shifts 4) quality trade.



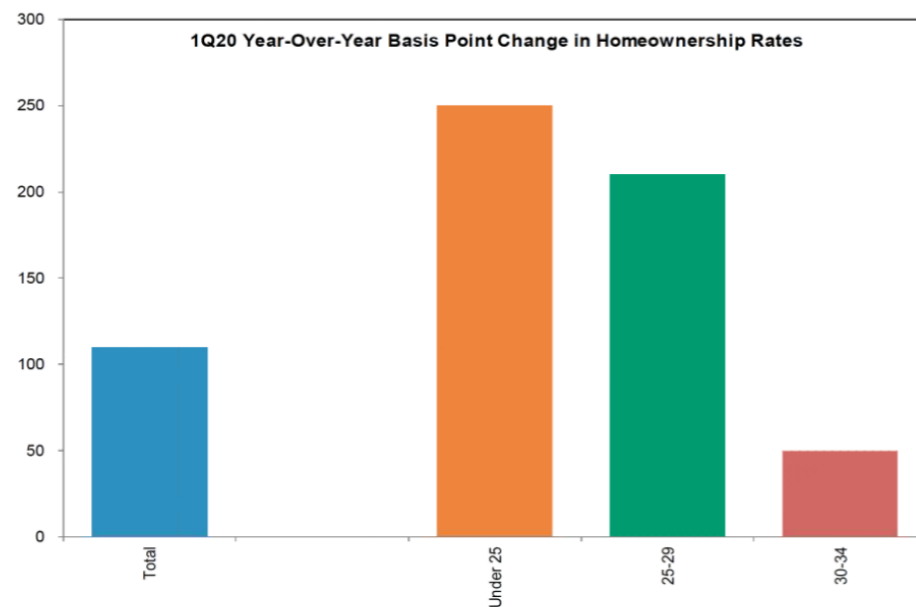
Supplemental Charts of Interest – CEFs



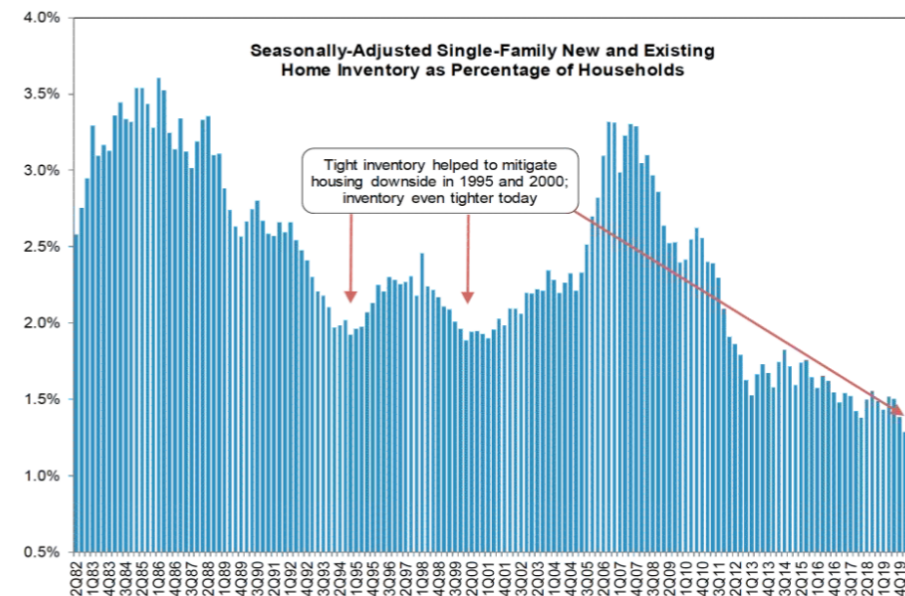
The Bullish Thesis for Homebuilders

Record low inventories, record low rates, increased affordability and younger demographic shift provide healthy backdrop.

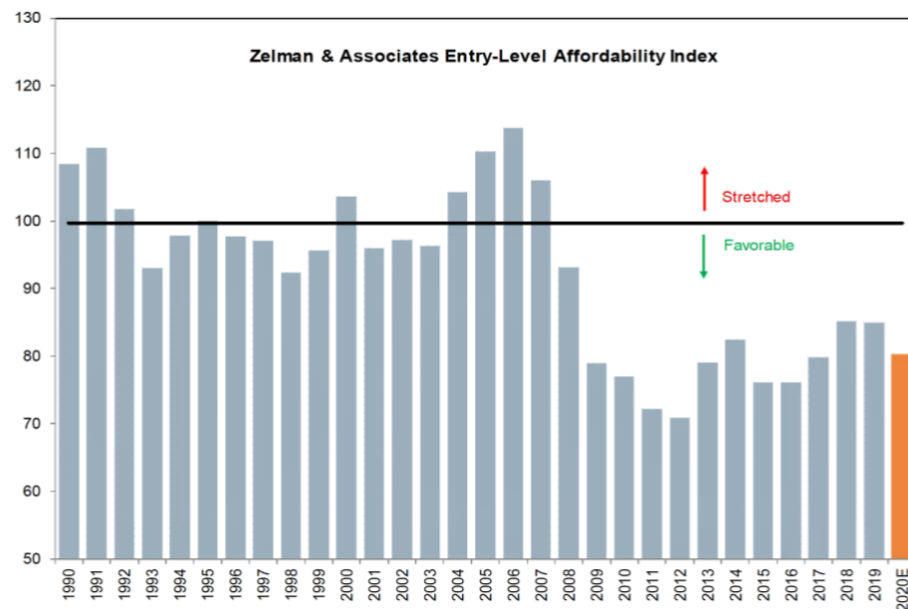
Younger Adults Leading Expansion



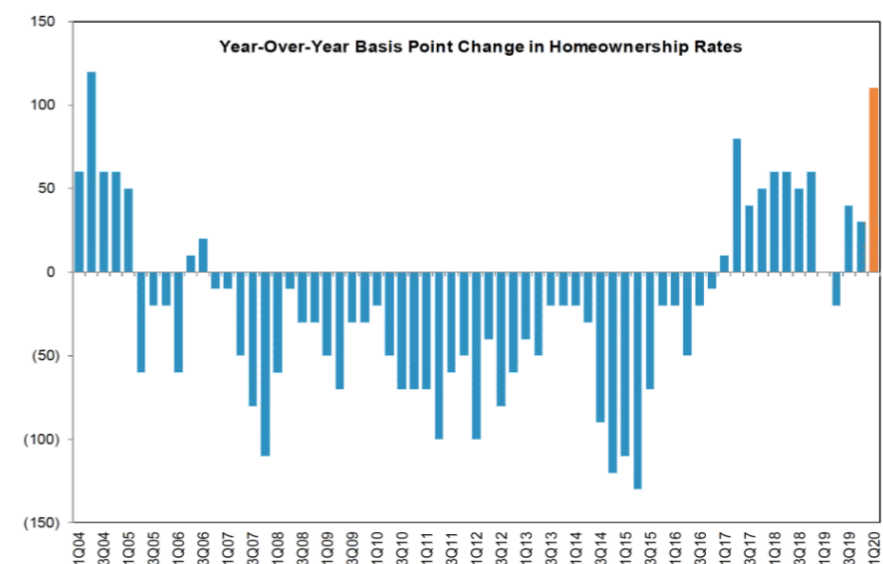
Outlook also Supported by Tight Inventories



But Still Improved Affordability for Buyers



Homeownership Levels on a Robust Path

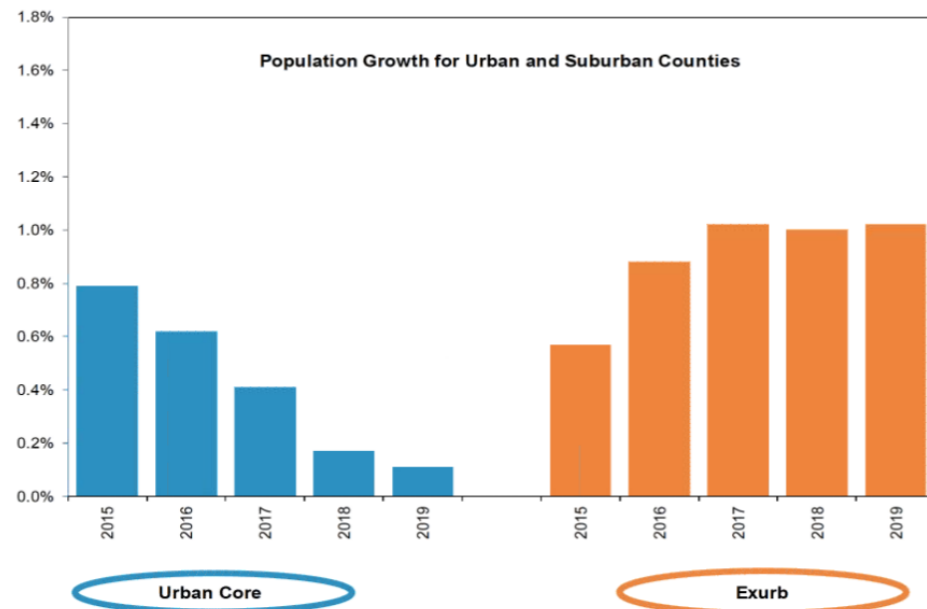


Note: The National Homeownership Rate was 65.3% in 1Q20

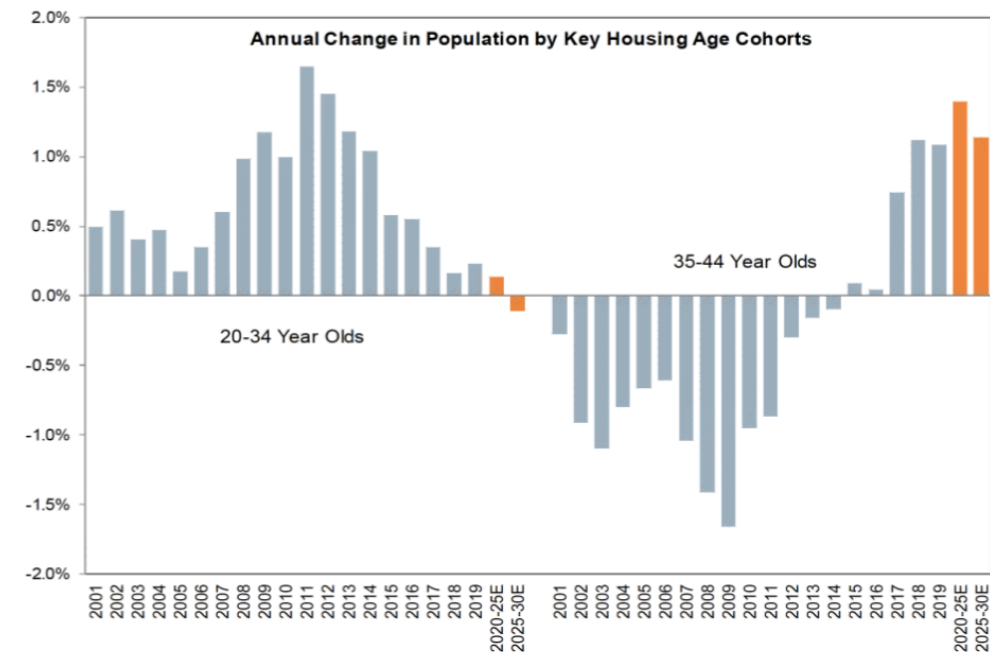
Supplemental Homebuilders Charts

Urban to suburban shift, higher family formation, resilient sales, and higher positive equity for homeowners.

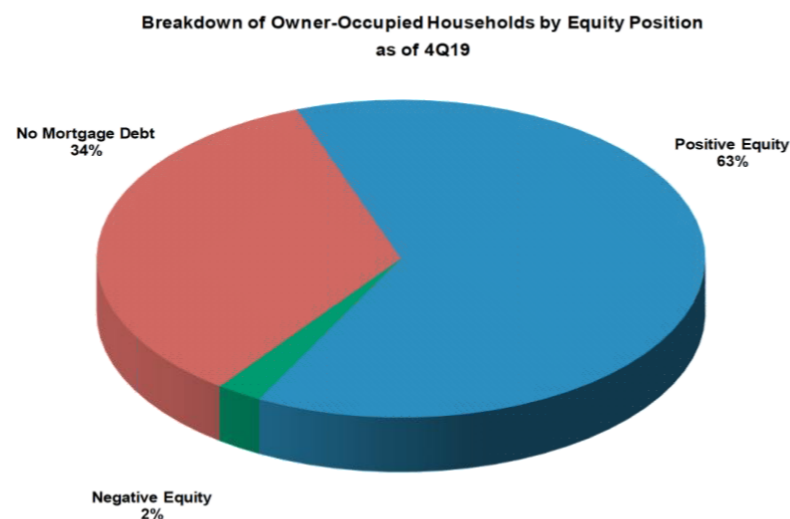
Shift to Suburbs/Exurbs Was Already Underway



And Should Continue with Family Formation



More "Skin in the Game" Mitigates Pressure



New Home Sale Declines "Less than Feared"

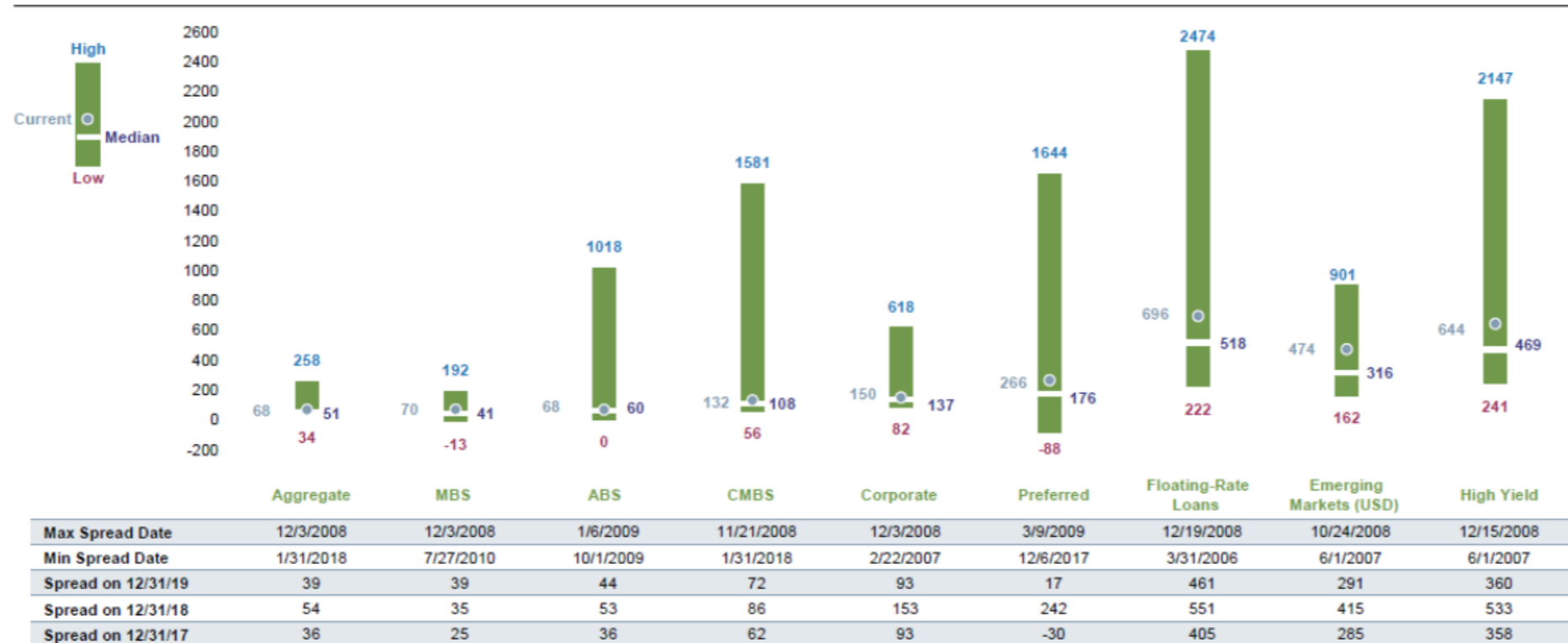
- Zelman Homebuilder Contacts' Orders Down 30% in April
 - First half of April down ~45%
 - Second half of April down 20-25%
- Bright Spots from Public Builder 1Q20 Earnings Season
 - DR Horton: April net orders down 11%
 - Century Communities: April net orders down only 1%
- Zelman "Western Markets Homebuilding Report"
 - Five consecutive weeks of sequential improvement and less-negative YOY trends (AZ, CA, NV) from 71% to 21% on average

Supplemental Charts of Interest

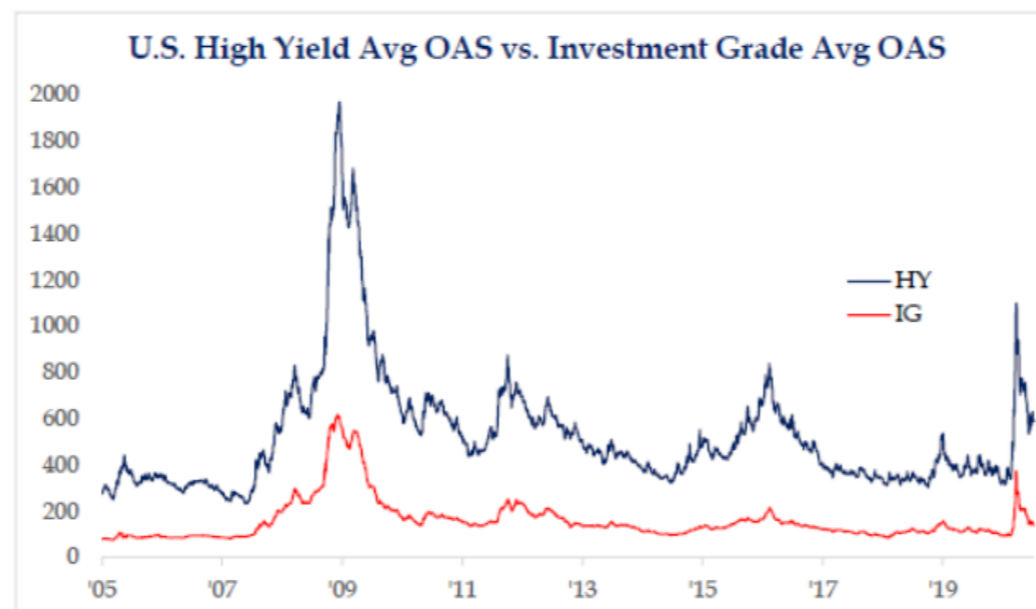
Historical Context of Fixed Income Valuations

Fixed Income

Spread analysis (bps)

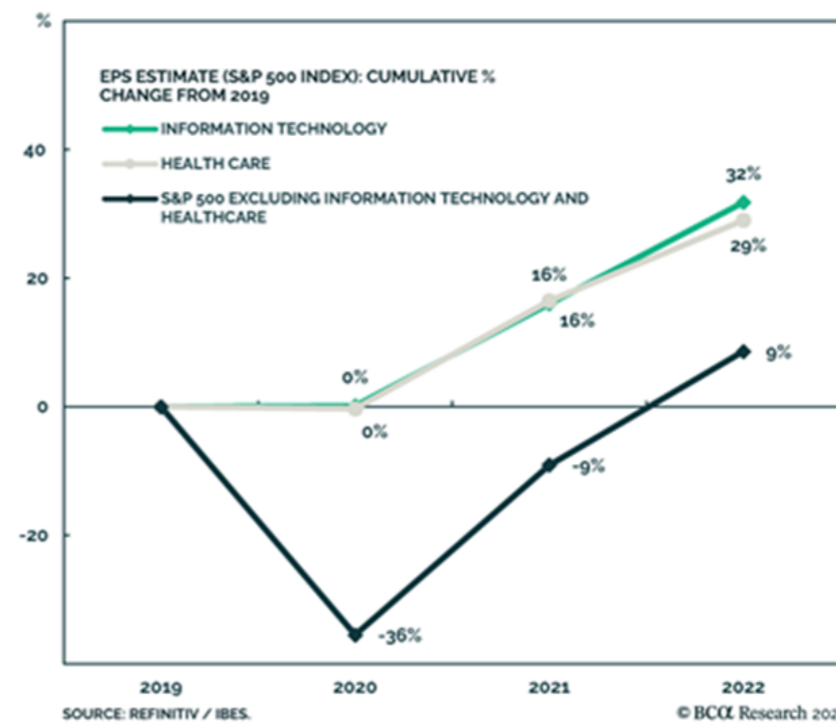
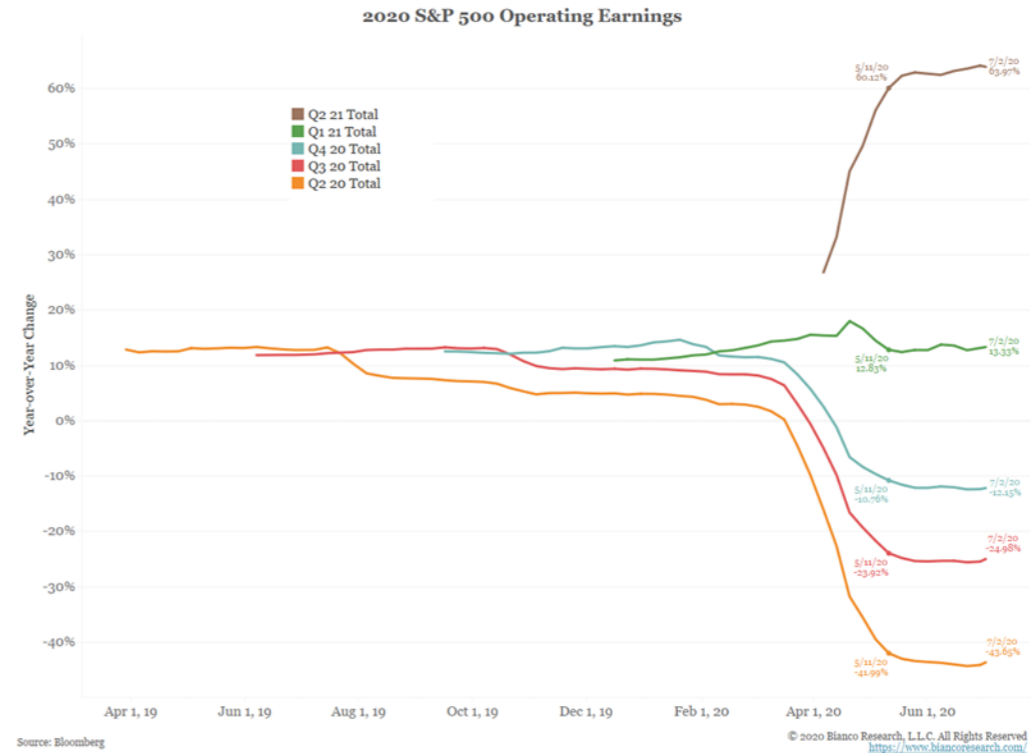
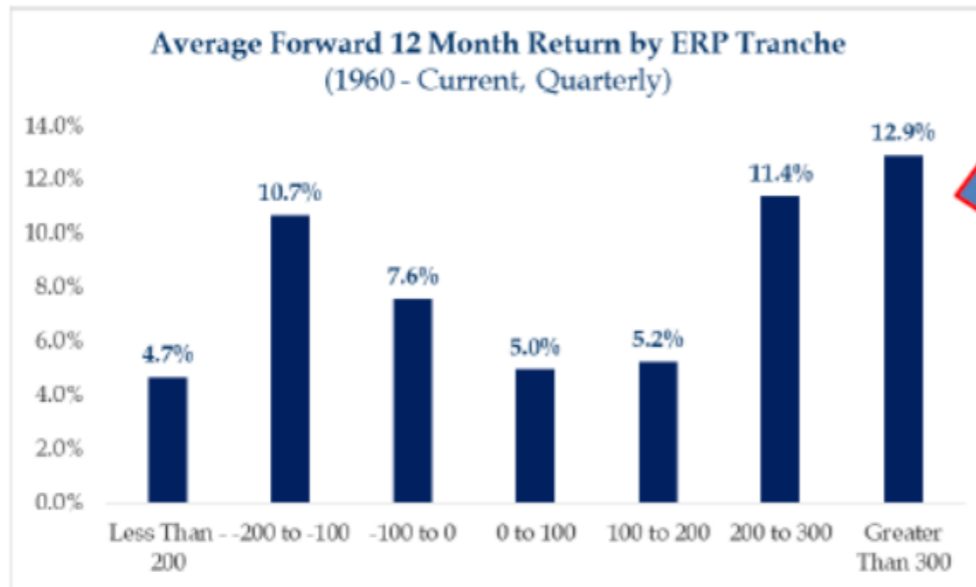
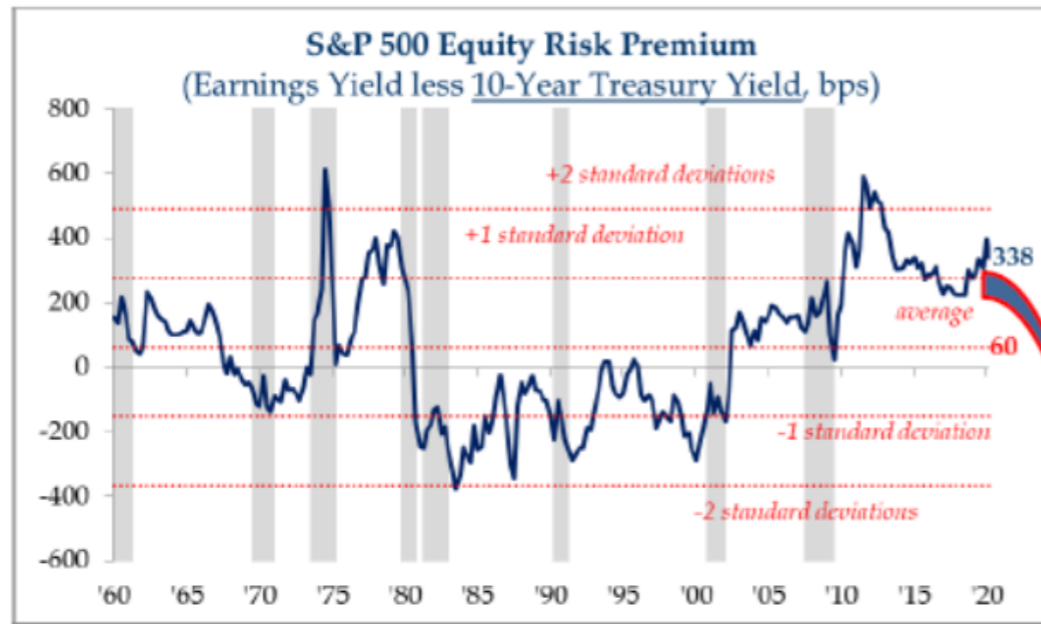


Source: Factset as of 6/30/20. Spread history measures past 15 years. Data provided is for informational use only. See end of report for important additional information. All fixed-income spreads are in basis points and measure option-adjusted



Supplemental Charts of Interest

Historical Context of Equity Valuations



For More Information



Have questions about this presentation?

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