

PARRISH | ROBACK

	MICHAEL	GLENDON	GLOBE	TREELANE	THORNHILL	PRIMROSE	SANTA CLARITA	PROSPECT	TROOST
	3944 Michael Ave Los Angeles, CA	3213 Glendon Ave Los Angeles, CA	4342 Globe St Culver City, CA	2527 Treelane Ave Monrovia, CA	809 Thornhill Rd Calabasas, CA	272 N Primrose Ave Monrovia, CA	27345 Santa Clarita Rd Saugus, CA	2437 Prospect Ave Montrose, CA	5729 Troost Ave Los Angeles, CA
acquisition	7/14/2014	10/1/2013	6/29/2012	2/21/2012	11/29/2011	7/26/2011	5/25/2011	2/7/2011	9/15/2010
disposition	4/7/2015	8/1/2014	11/27/2012	5/14/2012	4/25/2012	12/29/2011	9/23/2011	6/8/2011	2/24/2011
holding period	267	304	151	83	149	156	121	121	162
net purchase	571,662	596,464	520,069	330,817	486,926	301,306	212,725	452,586	305,809
taxes	9,384	6,168	1,405	1,065	4,113	2,680	771	1,688	2,244
insurance	993	1,052	1,420	1,495	1,494	975	1,860	704	1,542
financing	74,950	103,272		8,781	9,314		-	14,066	10,465
utilities	678	1,280	283	609	671	426	718	916	750
renovations	356,979	396,979	122,000	84,257	88,869	92,528	52,275	44,115	54,000
total project	1,014,646	1,105,214	645,177	427,024	591,387	397,915	268,349	514,075	374,810
debt	(890,760)	(920,726)		(208,403)		-	-	(270,000)	(175,000)
equity	123,886	184,488	645,177	218,621	591,387	397,915	268,349	244,075	199,810
sale price	1,450,000	1,594,000	796,850	585,800	750,000	485,000	344,000	595,000	445,000
debt	(890,760)	(1,055,847)		(208,403)			-	(270,000)	(175,000)
brokerage fee	(36,765)	(39,850)	(19,975)	(7,500)	(18,750)	(12,740)	(9,115)	(15,390)	(22,250)
closing costs	(12,200)	(22,500)	(7,350)	(4,611)	(6,112)	(2,770)	(10,358)	(2,499)	(10,296)
net proceeds	510,275	475,803	769,525	365,286	725,138	469,490	324,527	307,111	237,454
PROFIT	386,389	291,315	124,348	146,665	133,751	71,575	56,178	63,036	37,644

PAGE 1 of 2

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PROJECT ROE									
actual	312%	158%	19%	67%	23%	18%	21%	26%	19%
annualized	421%	187%	46%	291%	55%	42%	62%	77%	42%
DISTRIBUTIONS									
First 20%									
Investor 60%	\$ 18,376	\$ 31,158	\$ 54,123	\$ 10,081	\$ 48,954	\$ 34,486	\$ 18,039	\$ 16,407	\$ 17,983
Sponsor 40%	\$ 12,251	\$ 20,772	\$ 36,082	\$ 6,721	\$ 32,636	\$ 22,991	\$ 12,026	\$ 10,938	\$ 11,989
2.5% Disposition	\$ 36,250	\$ 39,850	\$ 19,921	\$ 14,645	\$ 18,750	\$ 12,125	\$ 8,600	\$ 14,875	\$ 7,672
Remaining									
Investor 50%	\$ 159,756	\$ 99,767	\$ 7,111	\$ 57,609	\$ 16,706	\$ 987	\$ 8,756	\$ 10,408	\$ 0
Sponsor 50%	\$ 159,756	\$ 99,767	\$ 7,111	\$ 57,609	\$ 16,706	\$ 987	\$ 8,756	\$ 10,408	\$ 0
Total									
Investor	\$ 178,132	\$ 130,925	\$ 61,234	\$ 67,690	\$ 65,659	\$ 35,473	\$ 26,796	\$ 26,815	\$ 17,983
Sponsor	\$ 208,257	\$ 160,389	\$ 63,114	\$ 78,975	\$ 68,092	\$ 36,102	\$ 29,382	\$ 36,221	\$ 19,661
INVESTOR ROE									
Actual	144%	71%	9%	31%	11%	9%	10%	11%	9%
Annualized	194%	84%	23%	134%	27%	21%	30%	33%	20%

PAGE 2 of 2