

GLENDON

3213 Glendon Ave
Los Angeles, CA

acquisition	10/1/2013
disposition	8/1/2014
holding period	304
net purchase	596,464
taxes	6,168
insurance	1,052
financing	103,272
utilities	1,280
renovations	396,979
total project	1,105,214
debt	(920,726)
equity	184,488
sale price	1,594,000
debt	(1,055,847)
brokerage fee	(39,850)
closing costs	(22,500)
net proceeds	475,803
PROJECT PROFIT	291,315
PROJECT ROE	
actual	158%
annualized	187%
LEVERAGE	
LTC	83%
equity	184,488



INVESTOR RETURNS

Profit	\$ 130,925
ROE	
Actual	71%
Annualized	84%

Past performance does not guarantee future returns. Investor returns illustrate what an investor would have earned under the distribution schedule detailed in the Offering.