

MICHAEL

3944 Michael Ave
Los Angeles, CA

acquisition	7/14/2014
disposition	4/7/2015
holding period	267
net purchase	571,662
taxes	9,384
insurance	993
financing	74,950
utilities	678
renovations	356,979
total project	1,014,646
debt	(890,760)
equity	123,886
sale price	1,450,000
debt	(890,760)
brokerage fee	(36,765)
closing costs	(12,200)
net proceeds	510,275
PROJECT PROFIT	386,389
PROJECT ROE	
actual	312%
annualized	421%
LEVERAGE	
LTC	88%
equity	123,886



INVESTOR RETURNS

Profit	\$ 178,132
ROE	
Actual	144%
Annualized	194%

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