

PRIMROSE

272 N Primrose Ave
Monrovia, CA

acquisition	7/26/2011
disposition	12/29/2011
holding period	156
net purchase	301,306
taxes	2,680
insurance	975
financing	
utilities	426
renovations	92,528
total project	397,915
debt	-
equity	397,915
sale price	485,000
debt	
brokerage fee	(12,740)
closing costs	(2,770)
net proceeds	469,490
PROJECT PROFIT	71,575

PROJECT ROE	
actual	18%
annualized	42%

LEVERAGE	
LTC	0%
equity	397,915



INVESTOR RETURNS

Profit	\$ 35,473
ROE	
Actual	9%
Annualized	21%

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