

**SANTA CLARITA**

27345 Santa Clarita Rd  
Saugus, CA

acquisition	5/25/2011
disposition	9/23/2011
holding period	121
net purchase	212,725
taxes	771
insurance	1,860
financing	-
utilities	718
renovations	52,275
<b>total project</b>	<b>268,349</b>
debt	-
equity	<b>268,349</b>
sale price	344,000
debt	-
brokerage fee	(9,115)
closing costs	(10,358)
net proceeds	<b>324,527</b>
<b>PROJECT PROFIT</b>	<b>56,178</b>
<b>PROJECT ROE</b>	
actual	<b>21%</b>
annualized	<b>62%</b>
<b>LEVERAGE</b>	
LTC	0%
equity	268,349



**INVESTOR RETURNS**

<b>Profit</b>	\$ 26,796
<b>ROE</b>	
Actual	10%
Annualized	30%

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