

TREELANE

2527 Treelane Ave
Monrovia, CA

acquisition	2/21/2012
disposition	5/14/2012
holding period	83
net purchase	330,817
taxes	1,065
insurance	1,495
financing	8,781
utilities	609
renovations	84,257
total project	427,024
debt	(208,403)
equity	218,621
sale price	585,800
debt	(208,403)
brokerage fee	(7,500)
closing costs	(4,611)
net proceeds	365,286
PROJECT PROFIT	146,665
PROJECT ROE	
actual	67%
annualized	291%
LEVERAGE	
LTC	49%
equity	218,621



INVESTOR RETURNS

Profit	\$ 67,690
ROE	
Actual	31%
Annualized	134%

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