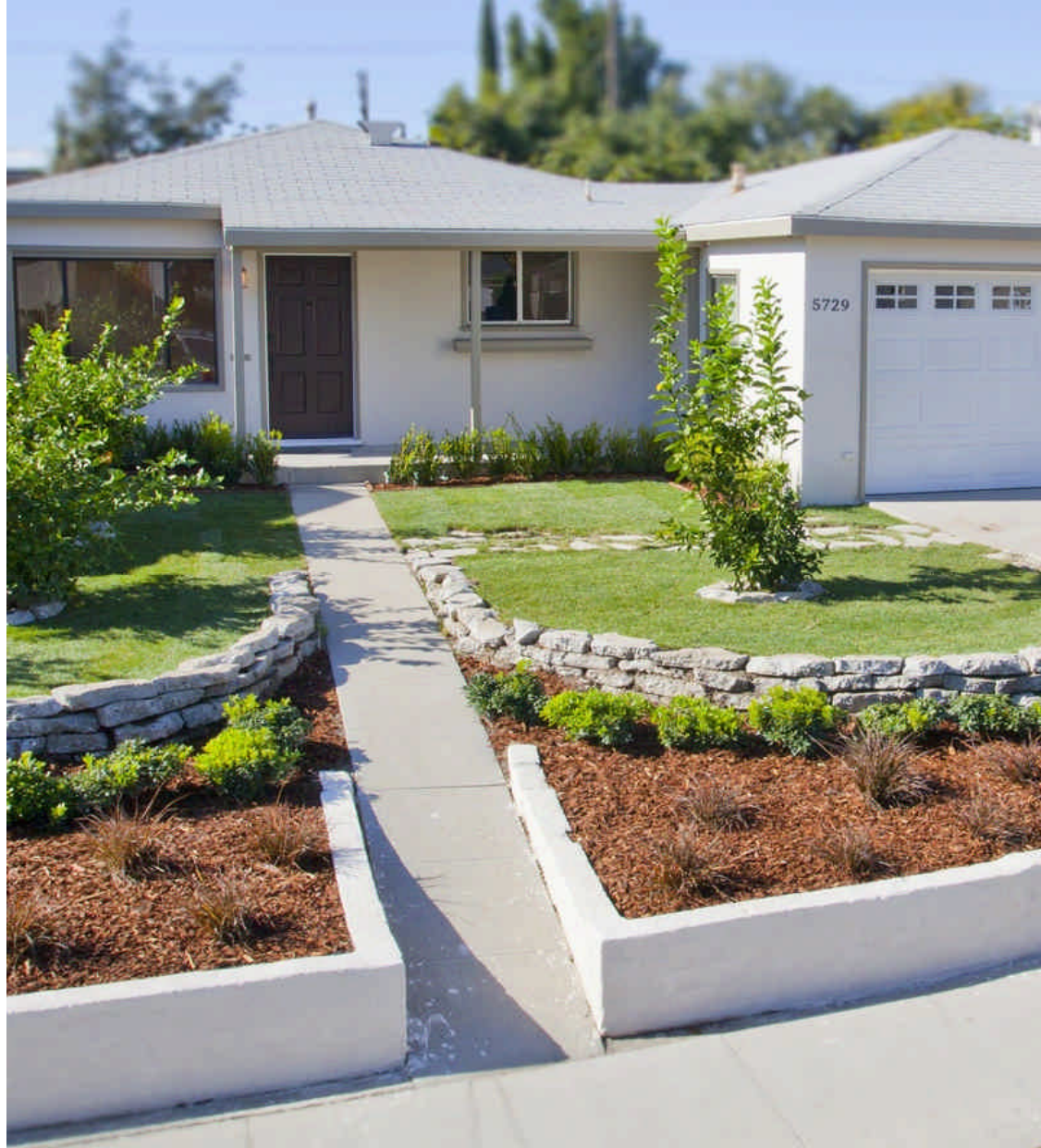


**TROOST**

5729 Troost Ave  
Los Angeles, CA

|                       |                |
|-----------------------|----------------|
| acquisition           | 9/15/2010      |
| disposition           | 2/24/2011      |
| holding period        | 162            |
| net purchase          | 305,809        |
| taxes                 | 2,244          |
| insurance             | 1,542          |
| financing             | 10,465         |
| utilities             | 750            |
| renovations           | 54,000         |
| <b>total project</b>  | <b>374,810</b> |
| debt                  | (175,000)      |
| equity                | <b>199,810</b> |
| sale price            | 445,000        |
| debt                  | (175,000)      |
| brokerage fee         | (22,250)       |
| closing costs         | (10,296)       |
| net proceeds          | <b>237,454</b> |
| <b>PROJECT PROFIT</b> | <b>37,644</b>  |
| <b>PROJECT ROE</b>    |                |
| actual                | <b>19%</b>     |
| annualized            | <b>42%</b>     |
| <b>LEVERAGE</b>       |                |
| LTC                   | 47%            |
| equity                | 199,810        |



**INVESTOR RETURNS**

|               |           |
|---------------|-----------|
| <b>Profit</b> | \$ 17,983 |
| <b>ROE</b>    |           |
| Actual        | 9%        |
| Annualized    | 20%       |

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