

8/22/2019 August 2019 Update

We had an excellent crowd, about 50 people, for our summer investor dinner in Seattle. The food was about the best we've enjoyed for an investor meeting like this. I had a flashback to my college days, when I had been a banquet waiter for summer. I jumped in to help serve the appetizer course. Thanks to everyone who attended.

Pacific West Real Estate Income II, LLC, (PWRE2) purchased Colony East Apartments in June.



Colony East Apartments is a 104-unit, 12-building complex, on 9.4 acres, and was purchased at 95% occupancy. The property will be 77.74% owned by PWRE2 along with one TIC advised by a PWL affiliate. The current unit mix includes one, two, and three-bedroom units. The Property benefits from a quiet neighborhood location with easy access to an employment hub located on the outer beltway as well as

downtown Columbia and the University of South Carolina. This prime location is in a stable submarket which currently has a 7.6% vacancy and has experienced rent growth for at least the last nine years. The previous owner held the property for 38 years, and he sold the complex as part of his retirement plan. The property has been maintained in working order, and he has been able to maintain stable occupancy at rents which are well below market.

Colony East Apartments is located in Columbia, SC, within a strong demographic pocket with limited apartment supply. The Property is poised to capitalize on solid population density with an excess of 53,000 people living within three miles and over 121,000 within five miles. Population growth within five miles is expected to grow 4.98% by 2024. Household formation also exhibits a similar growth trajectory.

PWREI signed three new leases in July. Pigtails & Crewcuts signed a 5-yr lease at Buford Shops for 1,364 sq. ft.; Boba Donuts signed a 5-yr lease at Roosevelt Place for 1,500 sq. ft.; and Ovo Salon West signed a 10-yr lease at Castleberry Promenade for 2,096 sq. ft. These new leases will be reflected in September's scorecard.

If you'd like to meet for breakfast or lunch, please give me a shout. Office visitors are always welcome.

Thanks –

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PWREI Scorecard

(approximate investment by PWREI)
all data as of 6/30/19

Willow Hill Center — PWREI purchased this property in May 2014. The 21,082 sq. ft. center is located in Puyallup, WA. Tenants include Money Tree, Rainier Growlers and F45. PWREI owns 83% of this property. Starbucks' parcel sold for ~\$2.35M net on October 15, 2014. Ivar's pad sold for ~\$1.27M net on April 28, 2015.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI
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\$5,625,000	\$2,889,710	100%	\$170,966
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Benjamin Square — PWREI purchased this property in May 2014. The 9,950 sq. ft. center is located in Woodland, WA, and is just off I-5. Tenants include AT&T, Starbucks, Subway, Papa Murphy's, and H&R Block.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI
\$1,900,000	\$1,978,735	86%	\$88,793

Shoppes at Buford — PWREI purchased this 20,844 sq. ft. property in May 2014. The property is located in Buford, GA, and is located across from the Mall of Georgia. The tenants include Play It Again Sports, Foot Traveller, Edible Arrangements, Ideal Image, and a Sushi restaurant.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI
\$2,740,600	\$3,006,060	100%	\$153,774

Auburn Road — PWREI purchased this property in August 2014. The 8,400 sq. ft. property is located in Dacula, GA. The tenants include a medical care facility, a large veterinary office, and a hair salon.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI
\$1,000,000	\$1,031,598	100%	\$78,393

Roosevelt Place — PWREI purchased this property in August 2014. The 14,000 sq. ft. center is located in Phoenix, AZ, off of busy I-10. The tenants include Port of Subs, Teramar Staffing, Cash America, and a drive-thru Filiberto's Mexican restaurant. The Jack in the Box pad sold on May 2, 2016 for ~\$1.08M net.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI
\$2,960,000	\$1,943,078	70%	\$106,916

Little Corona — PWREI purchased this property in December 2014. The property consists of 6,074 sq. ft. of leasable space located at the busy intersection of Rural Rd and Ray Rd in Chandler, AZ. Current tenants include a Greek restaurant and Fullers Bar & Grill.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI
\$1,010,000	\$1,039,430	59%	\$20,220

Dail Center — This property was purchased in December 2014. The 16,145 sq. ft. strip is located along US Route 17 in Myrtle Beach, SC, which boasts over 14 million visitors a year. Current tenants include State Farm, Regional Finance, Batteries Plus, Atlantic Kitchens, Tao Wellness Spa, Painting with a Twist, and Palmetto School.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI

\$1,522,500	\$1,635,624	100%	\$78,241
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Gulf Breeze — PWREI purchased this 27,736 sq. ft. property in January 2015. The property is located in Port Arthur, TX, and is shadow anchored by H-E-B, a major grocery chain based out of San Antonio, with great visibility from both Hwy 365 and 347. Current tenants include Pizza Hut, Edward Jones, Sprint, Supercuts, and Fancy Nails.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI
\$2,677,500	\$2,762,653	100%	\$138,267

Log Pond Plaza — PWREI purchased this 27,368 sq. ft. property in March 2015. This property, located in Newark, OH, is shadow anchored by a Walmart Super Center and across the street from a Home Depot, in a dense residential area just north of SR-16. The center boasts a healthy mix of local and national tenants including Cheng's Chinese, Fiesta Salon, Big Apple Cafe, and CATO.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI
\$1,850,000	\$2,031,256	81%	\$108,558

Massard Farms — PWREI purchased this large shopping complex in April 2015, located in Fort Smith, AR. We own a total of 71,592 sq. ft. of leasable space, consisting of the Kohl's remainder space, IHOP, Savers, and an 8,000 sq. ft. mixed tenant building including Sport Clips, Firehouse Subs, Catherine's, and Pad Thai Cuisine. The Kohl's building sold in September 2018 for \$8.9M net. The revised Net Investment and Occupancy numbers are shown below with the Occupancy number reflecting the reduced square footage of the overall owned property.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI
\$13,415,287	\$4,620,058	66%	\$189,226

Oak Creek Commons — PWREI purchased this small strip center in May 2015. Located south of Milwaukee, the population growth and average household income of Oak Creek, WI, are projected to outpace the national average over the next five years. The 10,462 sq. ft. property has a healthy mix of tenants including Dunkin' Donuts, Empress Nail Spa, and Yen Hwa Chinese Restaurant.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI
\$1,191,750	\$1,266,993	77%	\$39,585

Massillon Commons — PWREI is 66.7% owner of this shopping center purchased in June 2015. It is located along the busy Lincoln Way corridor in Massillon, OH. In addition to a 50,503 sq. ft. Dunham's Sports, this property boasts 63,048 sq. ft. of leasable shop space. Home Depot sold on June 30, 2016 for ~\$9.36M net and proceeds were used to pay off debt.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI
\$8,618,667	\$2,379,809	85%	\$113,999

Greensburg Commons — This property was purchased in July 2015 and is 66.7% owned by PWREI. The large shopping center is located at the intersection of I-74 and State Rd 3 in Greensburg, IN. It currently consists of 88,953 sq. ft. of leasable retail space and boasts a healthy mix of tenants including Jimmy Johns, Great Clips, GameStop, GNC, Rent A Center, Goodwill, Cricket Wireless, and Bath and Body Works. The Walmart parcel sold on December 2, 2016 for ~\$13.9M net, with most of the proceeds used to pay off debt.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI
\$12,512,000	\$3,554,948	79%	\$149,305

Gateway Center — PWREI purchased this center in October 2015. It consists of 28,056 sq. ft. of mixed retail space located at the intersection of US 76 and Main St in Newberry, SC. It is shadow anchored by a Walmart. Current tenants include GameStop, T-Mobile, Newberry Nails & Spa, CATO, It's Fashion, Shoe Show, Groucho's Deli, and China Town Restaurant.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI
\$2,030,055	\$2,203,369	100%	\$131,365

Powder Springs — This property was purchased by PWREI in October 2015. It is located on Richard D Sailors Pkwy in Powder Springs, GA, and is shadow anchored by a Home Depot. The small strip center has a total of 15,050 sq. ft. and has Allen Chiropractic, Johnny's Pizza, Hanger Prosthetics and Benchmark Therapy as tenants. The vacant pad we bought with the building was sold on February 12, 2016 for ~\$280k net.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI
\$1,100,000	\$903,237	91%	\$81,320

Sugarcreek Crossing — PWREI is 66.7% owner of this shopping center in Centerville, OH, purchased in October 2015. The property at purchase included three parcels – a ground leased Cracker Barrel pad, a Tire Discounters pad, and a multi-tenant retail building containing a UPS Store, a Chiropractic office, and Edward Jones, among others. The Cracker Barrel parcel was sold on May 6, 2016 for ~\$2.28M net. The Tire Discounter's parcel sold on December 23, 2016 for ~\$2.96M net. Work is complete on the project to create an additional 3,425 sq. ft. of retail space in what used to be a bank drive-thru in the middle of the strip center.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI
\$5,117,333	\$2,059,531	80%	\$103,809

East West Market — PWREI purchased this property as a joint deal with Castleberry Promenade in February 2016. This center is located along East West Connector in Austell, GA, and consists of 17,017 sq. ft. of leasable space and a 1.09-acre developable pad. Current tenants include 100% Chiropractic, WellStar, and American Health Imaging.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI

\$2,660,000	\$2,704,587	100%	\$126,302
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Castleberry Promenade — PWREI purchased this property as a joint deal with East West Market in February 2016. It consists of 26,651 sq. ft. of leasable space with two small developable pads, and is located at the busy intersection of Bethelview Rd and Castleberry Rd in Cumming, GA. Current tenants include Kumon Learning, Liberty Tax, Castleberry Ale House, My Running Store, Fitness Foundation, and Arise Chiropractic.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI
\$2,906,000	\$3,009,302	74%	\$129,830

Village at Las Sendas — PWREI purchased a 33.4% stake in this property in June 2016. The shopping center is located in Mesa, AZ, at the intersection of McDowell Rd and Power Rd and consists of 39,144 sq. ft. of leasable space. Current tenancy is a diverse mix of local and national tenants including Jimmy Johns, Smashburger, Chipotle, Sunnyside Breakfast, Pacino's Italian, D'Vine Wine, Two Wheel Jones, Royal Tobacco, and Echo 5 Sports Pub.

Initial Investment	Net Investment	Occupancy	2019 Q1-Q2 NOI
\$2,922,500	\$2,962,558	92%	\$98,339

Note: 2019 NOI numbers reflect the PWREI's portion of the total. All profit, NOI, Gross IRR, and Deal Multiple calculations presented are unaudited gross estimates.

All numbers within this report are unaudited and should be considered as close approximations. Members receive the audited results on an annual basis.