

Pacific West Land, LLC

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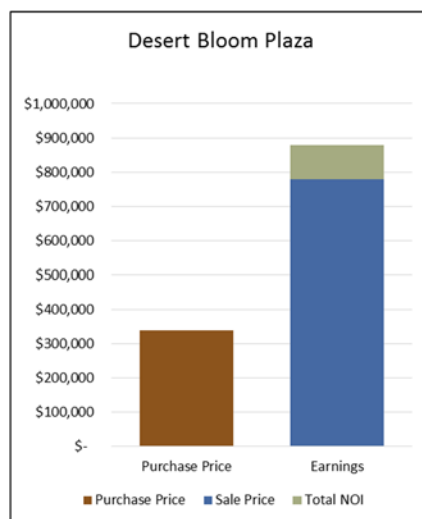
12/5/2013

December 2013 Update

Pacific West Land's next investment offering, the **Pacific West Real Estate Income Fund, LLC** (PWREI) will open to investors in January. This will be Pacific West's third pooled investment. We have just completed the documentation and the first batch is back from the printer. We will be sending the offering materials out to our contact list in waves over the next several weeks, starting with our current investors. If you'd like to jump to the top of the list for wave 2, please contact Melissa (melissa@pacificwestland.com, 206-201-3212). Once you've received the package, please let me know if you'd like to schedule a call or meeting to discuss the new offering.

We sent distribution checks for both our **Pacific West Distressed Asset Fund** (PWDAF) and our **Pacific West Real Estate Opportunity Fund** (PWREO) in November. This was the seventh distribution for PWDAF and the first for PWREO.

PWDAF proceeds were from the sale of **Desert Bloom Plaza** and for the Starbucks parcel at **The Plaza in Scottsdale**. The Fund purchased **Desert Bloom Plaza** in June 2010 for \$340,000. It sold on November 12th for \$780,000. NOI during ownership netted \$98,532, giving us an overall gross profit of \$538,532. The gross IRR for this investment was 29.96%, with a multiple of 2.27.



On November 18th we completed the sale of the new Starbucks building at **The Plaza in Scottsdale**. The sale included three leases and went for \$3,000,000, over \$600 per square foot. Combined with NOI and the sale of Jack in the Box in September 2011, our sales and income to date on the property are \$4,794,260. We purchased the property in May 2011 for \$6,440,000. We still own three remaining buildings with approximately 100,000 square feet of shops space.

Proceeds from the PWREO distribution came from the October sales of Safeway at **Vistancia Marketplace** and the Taco Bell pad at **International Promenade**. We have enjoyed a profitable year.

A new cardiovascular clinic will open at the **Shoppes of Maitland**. They plan to open in February following tenant improvements costing ~\$70,000. This 1,818-square-foot space will lease for 5 years.

Subway Sandwiches signed a lease at the Shoppes of Andover, renting 1,400 square feet over 5 years. TI costs are nominal.

Buenaventura Lakes welcomes Puerto Rico Ice Cream, a bakery and ice cream shop. They will lease 3,000 square feet starting with a 1-year lease with no TI costs.

According to Pensions & Investments magazine, Pacific West Land is now the 95th largest real estate investment manager. We were very surprised to learn we had cracked the top 100.

I cannot close this month's update without first issuing an apology to our investors in the Green Mountain State. Last month I reported in the update that I'd visited New Hampshire and New York area investors. In fact my plane landed in New Hampshire, but the first meeting was in **beautiful Vermont**, where the leaves were at the peak of their fall color. I'm sorry for my geographic faux pas.

Finally, please note that our office will be closed the afternoon of December 24, December 25, December 26, the afternoon of December 31, and January 1. While we are officially open, the office will only be partially staffed between Christmas and New Year's, as many of us are taking some vacation days.

We wish you and yours a happy holiday season.

Best --

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Real Estate Opportunity Fund Scorecard
(approximate investment by the Fund)
all data as of 10/31/13

Palm Bay Commons — SOLD April 2013. The Fund sold this 9,000-square-foot property in March 2013 for \$1.35M. Original purchase price was \$923,000 in May 2012.

Fund Initial Investment	Profit	Multiple	IRR
\$923,000	\$468,900	1.51x	48.42%

Eastern and St. Rose — SOLD August 2013. The Fund sold this property in August 2013 for \$6.5M. PWREO Fund owned 22% of this property. Purchased for \$3.21M in January 2012, this 20,180-square-foot commercial property is located at the northwest corner of Eastern Ave and St. Rose Parkway in Henderson, NV.

Fund Initial Investment	Fund Profit	Multiple	IRR
\$709,000	\$545,677	1.84x	46.68%

Arrowhead Festival — The Fund purchased this property in March 2012. The 12,611-square-foot commercial property is located at the northeast corner of Bell Road and 73rd Ave in Glendale.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$1,739,500	\$1,739,500	68%	\$-4,636	\$96,079

International Promenade — The Fund purchased this property in April 2012. This 35,296-square-foot commercial property is located at the corner of US Highway 192 and Vineland Road in Kissimmee, FL. Tenants include Kissimmee Dental, and T&C Spa. Taco Bell parcel sold for \$1.9M on September 17, 2013.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$3,167,940	\$1,327,641	68%	\$15,131	\$228,200

Jonesboro-Towne Crest — The Fund purchased this property in May 2012. This 20,109-square-foot commercial property is located at the corner of Jonesboro Road and Vinings Drive in McDonough, GA.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$1,559,778	\$1,559,778	54%	\$9,143	\$82,392

91st and Northern — The Fund purchased this property in June 2012. This 7,900-square-foot commercial building is located in the popular Peoria Crossings shopping center just off Arizona Loop 101. The building is anchored by 2,700-square-foot Streets of New York restaurant.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$1,057,874	\$1,057,874	66%	\$36	\$35,324

Bell West Ranch Shops — The Fund purchased this property with an assumed loan in August 2012. The 7,000-square-foot O'Reilly Auto Parts pad sold in October 2012 for \$2.07M, which was used to pay down the loan. The remaining shop space is 20,225 square feet. The center is located on Bell Road near the growing Loop 303 corridor in Surprise, AZ. Negative NOI reflects payment of 1st Half 2013 property taxes.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$5,838,446	\$3,850,343	100%	\$-8,472	\$128,846

Westminster Crossings — The Fund owns 50% of this property located in Westminster, CO. The property was purchased for \$4.05M in August 2012. It boasts a drive-thru Starbucks, Subway, and several local tenants. It totals 28,713 square feet and is shadow-anchored by Lowe's Home Improvement.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$1,948,347	\$1,948,347	64%	\$12,864	\$66,352

Shoppes of Andover — This property in Orlando, FL was purchased in August 2012. The property consists of 21,599 square feet of space. Tenants include a local pizza restaurant and TrustCo Bank. The location is easily accessible from the interstate and benefits from Publix as a shadow-anchor. Negative NOI reflects additional property maintenance fees in October.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$2,918,863	\$2,918,863	78%	\$-7,968	\$142,513

Shoppes at Summerlin — The Fund owns 50% of this property in the affluent Summerlin area of Las Vegas, NV. The property was purchased in August 2012 for \$2.86M. Tenants include Sprint, Nationwide Insurance, and many popular local businesses. The center consists of 16,147 square feet. It is shadow-anchored by K-Mart, Lowe’s, and Trader Joe’s.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$1,467,225	\$1,467,225	86%	\$15,113	\$132,005

Stonebridge Shops — This property is located in Mesa, AZ and is 50% owned by the fund. The purchase price was \$2.65M and was completed in August 2012. The property consists of 30,235 square feet of shops, shadow-anchored by Safeway. Tenants include Moki’s Hawaiian Grill, Hungry Howie’s Pizza, and Edward Jones. Negative NOI reflects payment for 1st Half 2013 property taxes.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$1,306,793	\$1,306,793	41%	\$-20,031	\$56,396

King’s Crossing — This property is located in Kennesaw, GA, just outside of Atlanta. Purchased in September 2012, it is located next to a busy Bank of America branch and has excellent visibility from the street. With 15,000 square feet, it provides easy access to I-75 and is a tremendous lease-up opportunity.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$855,401	\$855,401	64%	\$-6,700	\$3,165

Northlake Promenade — This property, located in Atlanta, GA, was purchased in September 2012 for \$3.4M. The property is 80% owned by the PWREO Fund. Tenants include AT&T, FedEx Office, and Coast Dental. The 16,632-square-foot property is located on a busy intersection across from the Northlake Mall and has easy access. AT&T portion of the building sold in April for \$1.825M. Negative NOI reflects property upgrades finished in October.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$2,742,170	\$1,348,765	85%	\$-3,165	\$181,654

Vistancia Marketplace — This property, located in Peoria, AZ, was purchased in October 2012 for \$25.9M and is 25% owned by the Fund. The center is

located in the master planned community of Vistancia which will have over 17,000 homes at final build-out. Chase pad and Walgreens pad sold in March 2013 for ~\$11.2M combined. Safeway pad sold October 2013 for ~\$14.1M. Remaining shops space equals 53,421 square feet.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$4,821,809	\$2,083,490	76%	\$21,669	\$213,007

Fairway Park Plaza — This property is located in Phoenix, AZ at the hard corner of 59th Ave and W. Indian School Rd, a high-volume, stabilized intersection. Purchased in November 2012, the property consists of 31,955 square feet of shops space, shadow-anchored by a CVS Pharmacy. Negative NOI reflects payment of 2013 1st Half property taxes.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$925,914	\$925,914	66%	\$-3,908	\$45,610

Hickory Flats — This property is located in Holly Springs, GA within the greater Atlanta metropolitan area. It was purchased in November 2012. The center includes 19,285 square feet of retail space in two separate buildings. Tenants include a freestanding Wendy's, a 6,000-square-foot liquor store, and Papa John's Pizza.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$2,276,454	\$2,276,454	70%	\$20,150	\$189,347

Shoppes of Maitland — Purchased December 2012, this property is located in Maitland, FL, a suburb of Orlando. The property consists of a 3,820-square-foot Regions Bank with drive-thru and a 16,441-square-foot retail shops building with second story office spaces. Tenants include Francesco Pizza and Jimmy John's. Lease signed with Ground Work Counseling for office space totaling 1,809 square feet. Regions Bank parcel currently listed for sale.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$4,109,872	\$4,109,872	86%	\$29,526	\$271,319

Crabapple Station — This property was purchased in February 2013 and is located in Milton, GA, a suburb of Atlanta. The property consists of 18,943 square feet of retail space in three buildings. Tenants include Just for Giggles, Sip Wine, and a CrossFit studio. Negative NOI reflects payment of property taxes in October.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$2,625,000	\$2,625,000	94%	\$-18,860	\$146,384

Village Shoppes at Altamonte — This property is located in Altamonte Springs, FL, a suburb of Orlando, and was purchased May 2013. The property consists of 35,506 square feet of retail space. Tenants include First Watch, Altamonte Springs Yoga, and Silvano’s Restaurant. T.G.I. Friday’s and Winghouse neighbor the property on each end.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$2,900,000	\$2,900,000	40%	\$10,380	\$57,878

Buenaventura Lakes — This property was purchased in May 2013 for \$2.8M and is located in Kissimmee, FL, just outside of Orlando. The property contains 23,625 square feet of inline retail space and a Bank of America ground lease. Other tenants include BVL Pediatrics, Lou’s Pizza, and Chimichurri Grille. The property is 91% owned by the fund. Lease signed with D’Monique Salon for 1,200 sq. ft.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$2,402,405	\$2,402,405	80%	\$23,652	\$94,996

Shoppes at Princeton Lakes — The fund owns 25% of this property located in Atlanta, GA, purchased May 2013 for \$3.1M. The property includes one retail building with 13,624 square feet of space with no vacancies. Current tenants include Edible Arrangements, Wireless Time, and Rice Box restaurant.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$775,000	\$775,000	100%	\$6,423	\$31,370

Fort Apache Shopping Center — The fund purchased the note secured by this property in Las Vegas, NV for \$1.85M and took ownership in August 2013 via trustee’s sale. The property is 9,819 square feet and tenants include Papa John’s, Trammel Dance Studio, and Sagos Tavern as tenants.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$1,850,000	\$1,942,500	86%	\$12,005	\$27,488

Highlands Shopping Center — The fund owns 100% of this property located in Clearwater, FL, purchased in June 2013 for \$700k. The property includes two

retail buildings with 19,020 square feet of space. The property is shadow anchored by a Walmart Neighborhood Market. Negative NOI reflects current low occupancy.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$700,000	\$700,000	12%	\$-9,862	\$-23,940

Note: MTD and YTD numbers reflect Real Estate Opportunity Fund portion of the totals.

Due to the length of these messages, our monthly updates will now alternate scorecards of our Real Estate Opportunity Fund and our Distressed Asset Fund.