

Pacific West Land, LLC

403 Madison Avenue North, Suite 230
Bainbridge Island, WA 98110

8/2/2016

July 2016 Report

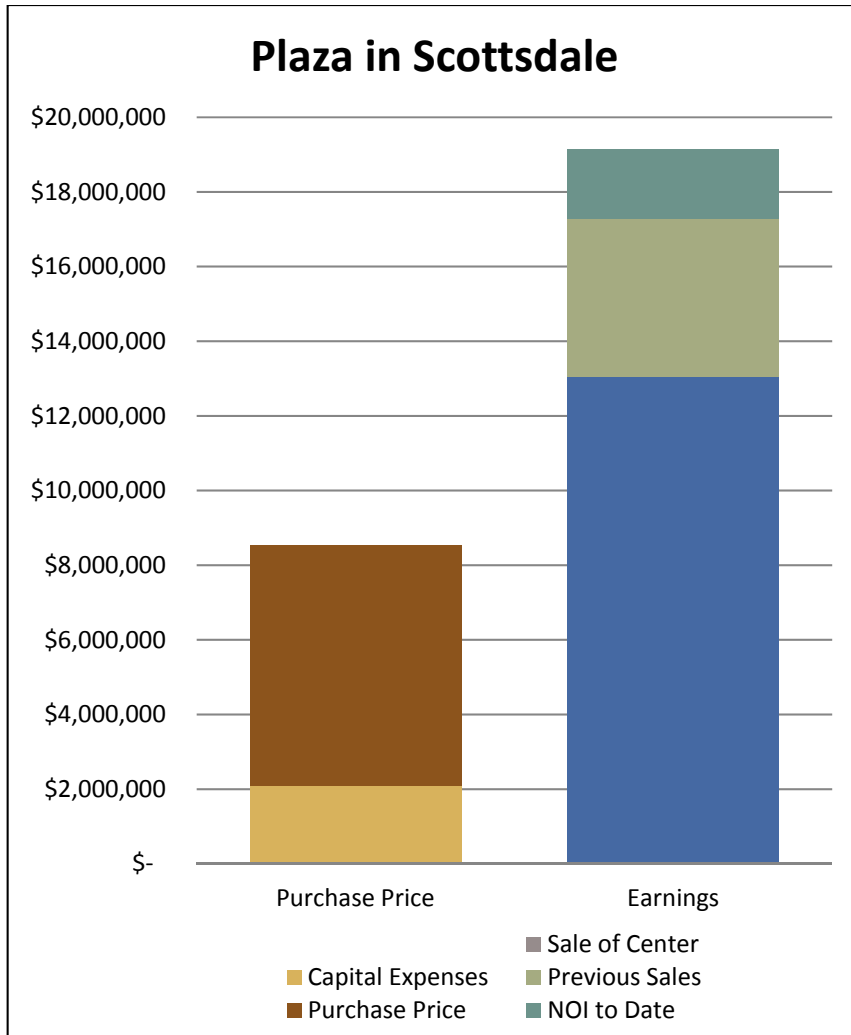
We hope you had a great 4th of July!

The **8th Annual Bertha L. Johnson Memorial Golf Tournament** is coming up on Thursday, July 21st. This year's four-person scramble tournament will be held at the Port Ludlow Golf Club. It is organized by our leasing director Dennis Johnson. It is a fun day of food, prizes, and friendly golf while supporting a great cause. Contact Dennis (Dennis@pacificwestland.com) for more details and to sign up. The Bertha L. Johnson Memorial is an officially sanctioned event of the *Pancreatic Cancer Action Network*. All proceeds will be donated to *Pan Can*, a 501(c) non-profit ID#33-0841281.

The Pacific West Distressed Asset Fund, LLC (PWDAF) closed on the remaining Plaza at Scottsdale property for ~\$13M net on June 20th. The property was originally purchased in May of 2011 for ~\$6.44M. The Jack in the Box which was part of the Plaza sold in September 2011 for ~\$1.34M. The Starbucks pad that we built from the ground up sold in November 2013 for ~\$2.9M. The NOI during the time we owned the Plaza was ~\$1.85M.

Purchase Price	~\$6,440,000
Capital Expenses	<u>~\$2,094,504</u>
Total	~\$8,534,504

JIB Pad Sale (9/11)	~\$1,340,000
Starbucks Pad Sale (11/13)	~\$2,895,000
Plaza Sale	~\$13,054,075
NOI thru 6/30/16	<u>~\$1,852,999</u>
Total	~\$19,142,074



Best –

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Real Estate Opportunity Fund Scorecard
(approximate investment by the Fund)
all data as of 5/30/16

Palm Bay Commons — SOLD April 2013 PWREO 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	Gross IRR
\$923,000	\$468,900	1.51x	48.42%

Eastern and St. Rose — SOLD August 2013 PWREO 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	Gross IRR
\$709,000	\$545,677	1.84x	46.68%

Jonesboro-Towne Crest — SOLD May 2015 PWREO 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. This property sold on May 18, 2015 for \$3.3M net.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$1,559,778	\$1,591,182	2.05x	28.34%

Shoppes at Princeton Lakes — SOLD July 2015 PWREO owned 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. This property sold on July 7, 2015 for \$4.15M net.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$775,000	\$310,873	1.55x	24.44%

Shoppes of Andover — SOLD August 2015 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. This property was sold on August 6, 2015 for \$4.62M net.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$2,918,863	\$1,859,243	1.77x	22.72%

King's Crossing — SOLD October 2015 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. This property was sold on October 16, 2015 for \$1.694M net.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$855,401	\$829,486	1.99x	25.70%

Buenaventura Lakes — SOLD November 2015 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. Other tenants include BVL Pediatrics, Lou's Pizza, and a Puerto Rican Bakery. The property was 91% owned by the fund. The Bank of America parcel was sold on May 9, 2014 for \$1.23M. This property sold on November 4, 2015 for \$3.362M net.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$2,402,405	\$1,537,890	2.22x	34.45%

Shoppes of Maitland — SOLD December 2015 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. Regions Bank parcel sold February 2014 for \$3.986M. This property sold on December 9, 2015 for ~\$3.1M net.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$4,109,872	\$2,840,230	1.85x	43.20%

Crabapple Station — SOLD December 2015 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, Grand Champion BBQ, 850 Fahrenheit Pizza, and a CrossFit studio. This property sold on December 30, 2015 for ~\$4M net.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$2,625,000	\$1,558,819	1.80x	26.38%

Westminster Crossings — SOLD PWREO owned 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. This property sold on May 9, 2016 for \$3.723M net.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$1,948,347	\$1,784,859	2.24x	25.90%

Arrowhead Festival — PWREO 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	\$1,876,126	58%	\$13,445	\$55,839

International Promenade — PWREO 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. 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	\$2,070,528	77%	\$27,282	\$131,930

91st and Northern — PWREO 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	\$1,203,804	80%	\$9,098	\$41,357

Bell West Ranch Shops — PWREO purchased this property with an assumed loan in August 2012. A 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.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$5,838,446	\$2,940,202	93%	\$18,029	\$87,007

Shoppes at Summerlin — PWREO 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 16,127 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	\$1,538,958	70%	\$7,597	\$41,772

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, Cricket Wireless, Central AZ Medical Associates, and Hungry Howie's Pizza.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$1,306,793	\$1,604,689	78%	\$14,727	\$66,204

Northlake Promenade — This property, located in Atlanta, GA, was purchased in September 2012 for \$3.4M. The property is 80% owned by PWREO. 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 2013 for \$1.825M.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$2,742,170	\$1,812,640	94%	\$25,441	\$98,607

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 totals 53,421 square feet.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$4,821,809	\$301,211	62%	\$15,578	\$38,147

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.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$925,914	\$1,025,889	74%	\$20,574	\$90,228

Hickory Flat — 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 6,000 square foot liquor store and Papa John's Pizza. Wendy's exercised the option to purchase their parcel on February 29, 2016 for \$735k net.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$2,276,454	\$1,602,901	84%	\$16,207	\$93,412

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 Breakfast Club, Altamonte Springs Yoga, International Diamond Center, and Silvano's Restaurant with Winghouse as a close neighbor.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$2,900,000	\$2,305,991	72%	\$30,369	\$155,361

Fort Apache Shopping Center — PWREO 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, EZ Spot, and Sagos Tavern.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$1,850,000	\$1,983,644	86%	\$12,817	\$77,837

Highlands Shopping Center — PWREO 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.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$700,000	\$755,230	35%	\$1,956	\$6,748

Note: MTD and YTD numbers reflect the Real Estate Opportunity Fund's portion of the totals. All profit, NOI, Gross IRR, and Multiple calculations presented are unaudited gross estimates.