

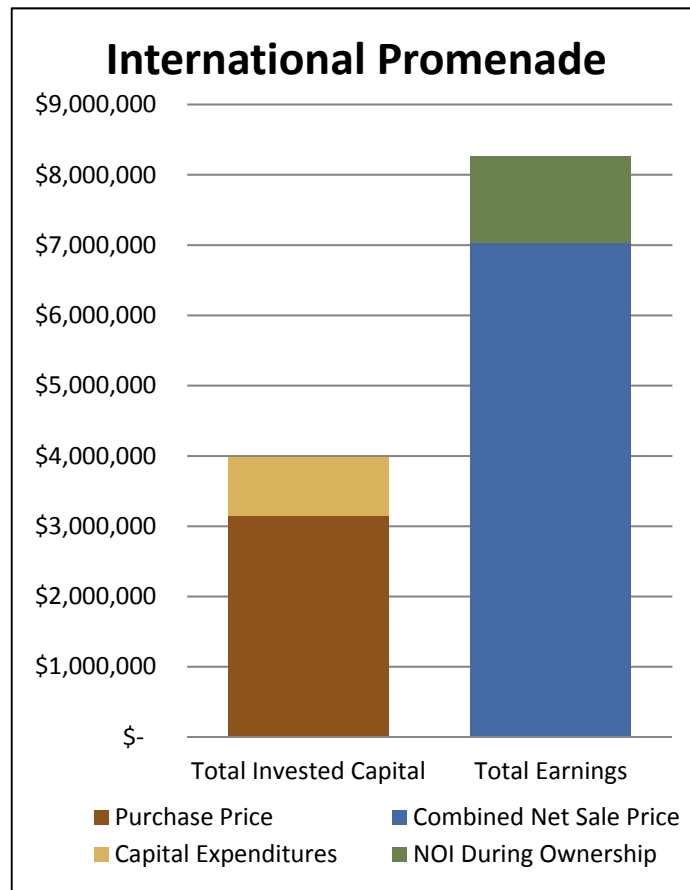
Pacific West Land, LLC

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

8/10/2017

August 2017 Update

We are happy to announce the sale of International Promenade from Pacific West Real Estate Opportunity Fund, LLC (PWREO) on July 13, 2017. PWREO originally purchased this property in April 2012 for ~\$3.15M, and in September 2013 we sold the Taco Bell parcel for ~\$1.85M net. The NOI over the hold period was ~\$1.2M. We were able to fully lease the center from the 79% occupancy at the time of purchase.



International Promenade Purchase Price (April 2012)	~\$3,150,000
Capital Expenses	<u>~\$834,359</u>
Total	~\$3,984,359
Net Sale Price (July 2017)	~\$5,186,177
Taco Bell Net Sale Price (September 2013)	~\$1,846,123
NOI During Ownership	<u>~\$1,228,498</u>
Total	~\$8,260,798

Total PWREO distributions to Members now equal 140% of original capital while PWREO still owns substantial assets.

PWREO signed one new lease with Real Crepes in July at the Shoppes at Summerlin. Real Crepes is crepe restaurant leasing 1,205 sq. ft. of space. This new lease brings Summerlin's occupancy up to 100%.

PWREI leasing remains strong, with over 3,700 square feet, or 3.1% of PWREI's vacancy, newly tenanted in the last month.

Offering materials for **Pacific West Real Estate Income II, LLC (PWRE2)** are available. PWRE2 now has over \$27M in commitments. If you'd like to receive the offering materials, please let me know. PWRE2 is designed to provide investors with regular income for a 10-year period by holding income producing properties using low leverage. It's hard to find yield in today's market. It's hard to find real estate investment opportunities that aren't high leverage. PWRE2 solves both these problems. If you'd like to schedule a call or meeting to discuss potentially investing in PWRE2, please let me know.

We are often asked how frequently we communicate with our investors. Our investors receive a steady diet of updates from us, and additionally I am always available to investors via phone or email.

Our scheduled updates include:

- Monthly emails
- Quarterly financials and individual property reports
- Annual audit each April
- Tax information first half of March
- Annual meeting with telephonic participation every April
- Investor lunches in Seattle each August and December
- Irregular investor meetings, usually lunch, in the SF Bay Area; Boise; Portland, OR; and wherever else my conference schedule takes me.

As always, please don't hesitate to call with questions, and we always welcome visitors. Enjoy a summer ferry ride; I'll buy lunch.

Best –

Martin A. Stever

206-780-3944

martin@pacificwestland.com

PWREO Scorecard
(approximate investment by PWREO)
all data as of 6/30/17

Palm Bay Commons — SOLD April 2013 PWREO sold this 9,000 sq. ft. property in April 2013 for \$1.35M. The property was purchased in May 2012.

Initial Investment	Profit	Multiple	Gross IRR
\$936,659	\$338,191	1.51x	48.42%

Eastern and St. Rose — SOLD August 2013 PWREO sold this property in August 2013 for \$6.5M. PWREO owned 22% of this property. Purchased for \$3.21M in December 2011, this 20,180 sq. ft. commercial property is located at the northwest corner of Eastern Ave and St. Rose Parkway in Henderson, NV.

Initial Investment	Profit	Multiple	Gross IRR
\$709,000	\$547,131	1.84x	46.68%

Jonesboro-Towne Crest — SOLD May 2015 PWREO purchased this property in May 2012. This 20,109 sq. ft. 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.

Initial Investment	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. It was purchased in May 2013 for \$3.1M. The property includes one retail building with 13,264 sq. ft. of space. This property sold on July 7, 2015 for ~\$4.15M net.

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

Shoppes of Andover — SOLD August 2015 This 21,599 sq. ft. property in Orlando, FL was purchased in August 2012. 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.

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

King's Crossing — SOLD October 2015 This 15,000 sq. ft. property, located in Kennesaw, GA, just outside of Atlanta, was purchased in August 2012. It is located

next to a busy Bank of America branch, has excellent visibility from the street, and easy access to I-75. This property was sold on October 16, 2015 for ~\$1.7M net.

Initial Investment	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 consists of 23,625 sq. ft. of inline retail space. The property was 91% owned by PWREO. The Bank of America parcel was sold on May 9, 2014 for \$1.23M. The remaining property sold on November 4, 2015 for ~\$3.362M net.

Initial Investment	Profit	Multiple	Gross IRR
\$2,402,405	\$1,537,890	1.77x	34.45%

Shoppes of Maitland — SOLD December 2015 Purchased in December 2012, this property is located in Maitland, FL, a suburb of Orlando. The property consists of a 3,820 sq. ft. Regions Bank with drive-thru and a 16,441 sq. ft. retail shops building with second story office spaces. Regions Bank parcel sold February 2014 for \$3.986M. The remaining property sold on December 9, 2015 for ~\$3.1M net.

Initial Investment	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 sq. ft. of retail space in three buildings. This property sold on December 30, 2015 for ~\$4.17M net.

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

Westminster Crossings — SOLD May 2016 PWREO purchased 50% of this property located in Westminster, CO in August 2012. It totals 28,713 sq. ft. and is shadow-anchored by Lowe's Home Improvement. This property sold on May 9, 2016 for ~\$3.9M net to PWREO.

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

Fort Apache Shopping Center — SOLD June 2016 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 consists of 9,819 sq. ft. of retail space. The property sold in June 2016 for ~\$2.7M net.

Initial Investment	Profit	Multiple	Gross IRR
\$1,942,500	\$852,072	1.55x	16.88%

Bell West Ranch Shops – SOLD August 2016 PWREO purchased this property and assumed an underlying loan in August 2012. The center is located on Bell Road near the growing Loop 303 corridor in Surprise, AZ. The 7,000 sq. ft. O'Reilly Auto Parts pad sold in October 2012 for ~\$1.98M net, which was used to pay down the loan. The remaining 20,225 sq. ft. of retail space sold on August 15, 2016 for ~\$3.82M net, with owner carryback financing. Final investment analysis numbers will be available when buyer pays off the loan balance.

Initial Investment	Profit	Multiple	Gross IRR
\$4,692,339	\$1,471,964	1.53x	16.79%

91st and Northern (Peoria Crossing) – SOLD August 2016 PWREO purchased this property in June 2012. This 7,900 sq. ft. commercial building is located in the popular Peoria Crossings shopping center just off Arizona Loop 101. The building is anchored by 2,700 sq. ft. Streets of New York restaurant. Property sold on August 31, 2016 for ~\$2.1M net.

Initial Investment	Profit	Multiple	Gross IRR
\$1,057,874	\$1,031,050	2.03x	18.86%

Stonebridge Shops – SOLD December 2016 This property is located in Mesa, AZ and was 50% owned by PWREO. The property was purchased in August 2012 for \$2.65M. The property consists of 30,235 square feet of shops, shadow-anchored by Safeway. It was sold on December 22, 2016 for ~\$4.44M net.

Initial Investment	Profit	Multiple	Gross IRR
\$1,306,793	\$808,909	1.76x	16.17%

Northlake Promenade – SOLD December 2016 This property, located in Atlanta, GA, was purchased in September 2012 for \$3.4M. The property was 80% owned by PWREO. The AT&T portion of the building sold on April 23, 2013 for \$1.825M. The remaining shops were sold on December 29, 2016 for ~\$4.05M net.

Initial Investment	Profit	Multiple	Gross IRR
\$2,742,170	\$1,887,301	2.32x	40.40%

Arrowhead Festival — PWREO purchased this property in March 2012. The 12,615 sq. ft. commercial property is located at the northeast corner of Bell Road and 73rd Ave in Glendale, AZ. America’s Best Contacts and Eyeglasses relocated within the building and expanded their footprint to over 5,200 sq. ft. in June 2016.

Initial Investment	Net Investment	Occupancy	2017 Q1-Q2 NOI
\$1,739,027	\$1,899,678	79%	\$104,934

International Promenade — PWREO purchased this property in April 2012. This 35,296 sq. ft. commercial property is located at the corner of US Highway 192 and Vineland Road in Kissimmee, FL. The Taco Bell parcel sold for \$1.9M on September 17, 2013 leaving 31,845 sq. ft. of retail space remaining. New leases were signed with Gourmet Popcorn Club and Latin Cargo & More for 1,500 sq. ft. and 1,260 sq. ft. respectively. *The remainder of this property was sold on July 13, 2017 for \$5.375M net. This sale will be reflected in next month’s report.*

Initial Investment	Net Investment	Occupancy	2017 Q1-Q2 NOI
\$3,167,940	\$2,165,628	100%	\$195,052

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 and many popular local businesses. The center consists of 16,127 sq. ft. It is shadow-anchored by K-Mart, Lowe’s, and Trader Joe’s. *(With new lease signed in July, occupancy is now 100%).*

Initial Investment	Net Investment	Occupancy	2017 Q1-Q2 NOI
\$1,467,225	\$1,568,423	93%	\$84,959

Vistancia Marketplace — This property, located in Peoria, AZ, was purchased in October 2012 for \$25.9M and is 25% owned by PWREO. The center is located in the master planned community of Vistancia which will have over 17,000 homes at final build-out. The Chase pad and Walgreens pad sold in March 2013 for ~\$10.82M combined net. The Safeway pad sold November 2013 for ~\$14.1M net. A vacant restaurant pad sold for ~\$781k net in July 2016. A three-tenant building sold for ~\$2.2M net in September 2016. This property has recouped all invested funds through these partial sales. Remaining shops space totals 41,075 sq. ft.

Initial Investment	Net Investment	Occupancy	2017 Q1-Q2 NOI
\$3,237,500	\$0	85%	\$38,961

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 32,133 sq. ft. of shops space, shadow-anchored by a CVS Pharmacy.

Initial Investment	Net Investment	Occupancy	2017 Q1-Q2 NOI
\$925,914	\$1,099,378	84%	\$122,008

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 sq. ft. of retail space in two separate buildings. Tenants include a 6,000 sq. ft. liquor store and Papa John’s Pizza. Wendy’s exercised the option to purchase their parcel on February 29, 2016 for \$735k net.

Initial Investment	Net Investment	Occupancy	2017 Q1-Q2 NOI
\$2,276,454	\$1,612,498	89%	\$123,137

Village Shoppes at Altamonte — This property is in Altamonte Springs, FL, a suburb of Orlando, and was purchased May 2013. The property consists of 35,381 sq. ft. of retail space. Tenants include Altamonte Springs Yoga, International Diamond Center, and Crepevine Restaurant, among others. Net investment figure is lower than the initial investment thanks to the proceeds received from the eminent domain taking settlement.

Initial Investment	Net Investment	Occupancy	2017 Q1-Q2 NOI
\$2,900,000	\$701,164	94%	\$204,394

Highlands Shopping Center — PWREO owns this property located in Clearwater, FL, purchased in June 2013 for \$700k. The property includes two retail buildings with 19,015 sq. ft. of space. The property is shadow anchored by a Walmart Neighborhood Market.

Initial Investment	Net Investment	Occupancy	2017 Q1-Q2 NOI
\$700,000	\$760,230	35%	\$2,391

Note: 2017 NOI numbers reflect PWREO’s portion of the total. All profit, NOI, Gross IRR, and 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.