

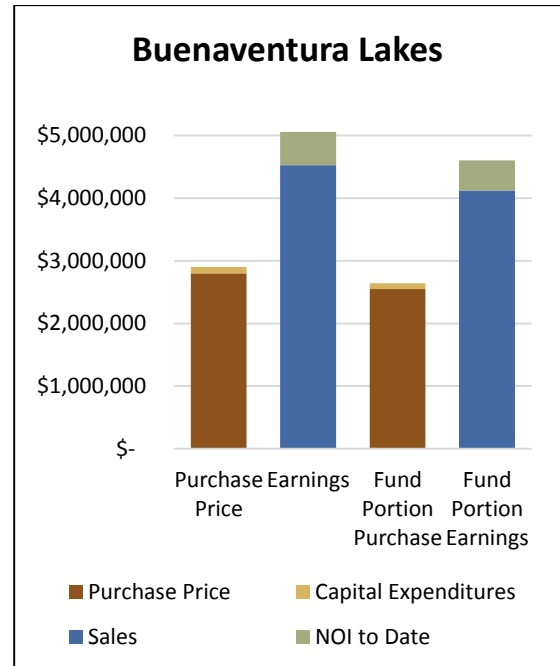
## Pacific West Land, LLC

403 Madison Avenue North, Suite 230  
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12/1/2015

December 2015 Update

In November we sent distribution checks with proceeds from the sale of **Buenaventura Lakes** in Kissimmee, FL. The **Pacific West Real Estate Income Fund (PWREO)** owned 91% of this property purchased in May 2013 for ~\$2.8M, which included 23,625 square feet of leasable space and a Bank of America ground lease. We sold the Bank of America parcel for ~\$1,165,000 in May 2014. The remaining property sold on November 4, 2015 for ~\$3,362,478. Capital expenditures during the hold period were ~\$102,605, with an NOI to date of ~\$529,541.



Fund Portion Purchase Price (May 2013)	~\$2,548,000
Fund Portion Capital Expenses	~\$93,371
<b>Total</b>	<b>~\$2,641,371</b>
Fund Portion B of A Sale (May 2014)	~\$1,060,150
Fund Portion Final Sale (November 2015)	~\$3,059,855
NOI (through 9/30/15)	<u>~\$481,882</u>
<b>Total</b>	<b>~\$4,601,887</b>

I'm happy to report that at the start of the year we set a goal of selling five of PWREO's properties during 2015. With this sale that goal has been achieved. I'm sure you'll agree the results have been excellent, which is a testament to the hard work and good judgment of our acquisitions, property management, and leasing teams. Leasing at our remaining properties continues.

Our **2015 Q3 distribution** went out a couple of weeks ago to members of the **Pacific West Real Estate Income Fund (PWREI)**. We distributed a total

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\$496,622, which was on target with expectations, keeping in mind that PWREI was not fully invested at the start of the quarter.

We wish you and yours a very happy holiday season and prosperous new year.

Best --

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**Distressed Asset Fund Scorecard**  
**(approximate investment by the Fund)**  
**all data as of 10/31/2015, unaudited**

**San Diego County Loan—REPAID** \$1M hard money loan at 18% interest. Borrower paid in full and Fund profit amounted to ~\$130.4k.

**Oasis at the Islands—SOLD** The Fund sold this 7,200-square-foot commercial property located in Gilbert, AZ for \$1,255,000 in April 2012. The property was purchased in March 2010, with an original purchase price of \$546k.

Fund Initial Investment	Profit	Multiple	Gross IRR
\$610,078	\$541,817	1.9x	30.79%

**Village at Surprise —SOLD** The sale of this property was completed in April 2013 for \$6.01M. The property was purchased in February 2011 for \$3.108M, and was 30% owned by the Fund.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$939,139	\$781,492	1.89x	36.71%

**Sunset Commons —SOLD** The Popeye's lease sold in February 2011 for ~\$605k. The sale of the remainder of this property was completed in July 2013 for \$1.85M. It was 100% owned by the Fund.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$627,458	\$1,033,790	1.86x	34.23%

**Desert Bloom Plaza — SOLD** The sale of this property was completed in November 2013 for \$780k. The Fund acquired this 5,099-square-foot Las Vegas retail property through a trustee’s sale in August 2010. The note had a face value of \$800k. It was 100% owned by the Fund.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$376,620	\$538,532	2.27x	29.96%

**Safeway Plaza — SOLD** The sale of this property was completed at the end of January 2014 with a sale price of \$1,275,000 net. The fund acquired the building in March 2011.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$661,670	\$319,250	1.86x	25.30%

**Laveen Village — SOLD** This property was 20% owned by the Fund and was purchased in August 2010 for a total purchase price of \$8M. The Jack in the Box pad sold in December 2010 for \$1.225M. We sold an Office Max pad in June of 2011 for just over \$3M. The remainder of the property sold for \$7.15M on May 1, 2014.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$1,600,000	\$647,717	1.67x	28.10%

**Shops at Warm Springs — SOLD** The Fund owned 20% of a 35,242-square-foot property in Las Vegas purchased November 2010 for \$6.5M. A Wells Fargo ground lease sold for \$3.55M, Sinclair’s gas station sold for \$1.4M, and Putter’s restaurant sold for \$700k, all in July 2011. We sold the SBA cell phone tower September 2011 for \$260,000, and completed the sale of the South Building in April 2013 for \$3.195M. Remaining building was sold in July 2014 for \$3.025M.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$1,350,000	\$962,953	1.49x	33.93%

**Shops at Tatum & Dynamite — SOLD** This 8,725-square-foot retail property was purchased by the Fund in December 2010. This property was sold on December 10<sup>th</sup>, 2014 for \$1,687,913 net, with a \$71,000 hold back on future rent collections.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$1,252,078	\$545,288	1.41x	9.16%

**Siena Canyon — SOLD** The Fund purchased this 15,074-square-foot property on Tropicana Ave in Las Vegas, NV in July 2010. The Jack in the Box pad sold for \$1.835M and the Arby's pad sold for \$1.417M. American Auto sold in October 2013 for \$700k. Sale of remaining 6,000 square feet closed on March 13<sup>th</sup>, 2015 for \$934.9K net.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$3,219,290	\$1,448,795	1.51x	60.94%

**Pepper Ridge Plaza — SOLD** This 19,818-square-foot property in Phoenix was acquired in July 2010 for \$1,939M. It was 50% owned by the Fund. The center was sold on May 12, 2015 for \$1.8M net.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$1,939,461	\$58,849	1.06x	1.30%

**Walmart Country Club Shops — SOLD** This Retail property was 44.9% owned by the Fund. It is located in Mesa, AZ with 17,597 square feet of retail space, purchased in December 2010 for \$2.049M. This property was sold on August 20, 2015 for \$2.185M net.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$1,123,362	-\$21,015	0.88x	-0.15%

**Ahwatukee Hills Plaza — SOLD** This note was purchased by the Fund in December 2010 collateralized by retail property with 7,040 square feet in Phoenix, AZ. This property was sold on 9/11/15 for \$1.928M net.

Fund Initial Investment	Fund Profit	Multiple	Gross IRR
\$732,073	\$1,190,586	2.55x	23.92%

**Foothills Park Plaza** — This commercial center is located in the Ahwatukee neighborhood of Phoenix, AZ, with 20,173 leasable square feet purchased in June 2011. The Fund owns 50% of this property. Negative NOI due to payment of property taxes.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$1,120,722	\$1,228,382	84%	-\$3,491	\$69,984

**Plaza in Scottsdale** — This shopping center with 67,441 leasable square feet is 20% owned by the Fund, and is located at the intersection of Scottsdale & Thunderbird in Scottsdale, AZ. It was purchased for \$6.44M in May 2011. Jack in the Box sold in September 2011 for \$1.4M. Starbucks pad sold November 2013 for \$3M. New lease signed with Mesquite River Brewing for 2,451 sq. ft.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$1,300,000	\$853,914	92%	\$12,598	\$99,300

**Cave Creek Plaza** — This shopping center with 21,595 leasable square feet is located at the intersection of Bell & Cave Creek in north Phoenix, AZ. It was purchased in June 2011 for \$1.58M. Negative NOI due to payment of property taxes.

Fund Initial Investment	Fund Net Investment	Occupancy	MTD NOI	YTD NOI
\$1,584,035	\$1,711,888	62%	\$4,098	\$114,598

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

*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.*