

Our syndication track record

RECENT DEALS AND LONG HOLDS

Address	City	Units	Buy	Sell	Purchase price	Sell price or current valuation	IRR (%)
5923-25 Monterey Rd.	Los Angeles 90042	10	10/24/00	4/29/15	450,000	2,640,000	19%
8975-79 State Street	South Gate 90280	9	8/23/02	HOLDING	780,000	2,650,000	12%
4311 & 4313 Toland Way	Los Angeles 90041	17	4/8/08	HOLDING	2,250,000	5,500,000	15%
2211 S. Grand Ave.	San Pedro 90731	4	3/22/13	HOLDING	819,300	1,100,000	8%
215 N. Inglewood Ave.	Inglewood 90301	6	6/10/14	5/29/15	775,000	975,000	37%
4359 W. 136th Street	Hawthorne	5	3/20/15	8/30/16	855,000	1,330,000	94%
660 W. 11th Street	San Pedro 90731	7	7/1/15	9/30/16	1,200,000	1,375,000	23%
1135 E. 12th Street	Long Beach 90813	12	7/31/15	8/29/19	850,000	1,820,000	30%
25822 Walnut Street	Lomita 90717	18	3/7/16	HOLDING	3,955,000	5,500,000	18%
1519 Obispo Ave.	Long Beach 90804	14	7/8/16	9/19/17	1,160,000	1,800,000	104%
4334 W. 130th Street	Hawthorne 90250	6	12/2/16	4/14/18	1,300,000	1,600,000	33%
819 W. 165th Pl.	Gardena	16	7/11/18	12/5/19	2,875,000	3,525,000	27%
7751 Scout Ave.	Bell Gardens 90201	5	12/14/18	3/29/21	769,000	1,380,000	34%
2501 W. 182nd Street	Torrance 90504	9	3/14/19	HOLDING	2,500,000	3,000,000	20%
1540 260th Street	Harbor City 90710	12	3/12/20	7/26/22	2,940,000	3,550,000	13%
144 Ximeno Avenue	Belmont Shores 90803	8	5/20/20	HOLDING	1,850,000	2,360,000	11%
6703 Vinevale Ave.	Bell 90201	6	8/21/20	HOLDING	1,400,000	1,635,000	24%
6620 Crafton	Bell 90201	5	5/14/21	HOLDING	800,000	1,150,000	15%
1020 W. 13th Street	San Pedro 90731	5	8/10/21	HOLDING	1,600,000	1,700,000	10%
12120 215th Street	Hawaiian Gardens 90716	5	8/23/21	HOLDING	1,440,000	2,700,000	20%
625 E. Queen Street	Inglewood 90301	6	1/25/22	HOLDING	1,625,000	1,665,000	10%
124 128 PV Blvd.	Redondo Beach 90277	10	1/13/23	HOLDING	5,200,000	5,800,000	11%
TOTAL					37,393,300	54,755,000	27%

OTHER PROPERTIES

Address	City	Units	Buy	Sell	Purchase price	Sell price or current valuation	IRR (%)
504 S Osage Ave.	Inglewood 90301	6	6/27/02	1/28/03	338,000	475,000	67%
3404 W. Garnet St.	Torrance 90503	1 SFR	10/17/03	2/3/04	450,000	538,000	15%
143 S Ave. 52	Los Angeles 90042	7	3/5/04	5/14/04	525,000	639,000	21%
704 E Manchester	Inglewood 90301	4	5/10/04	6/30/04	460,000	570,500	28%
4087 W 142nd St.	Hawthorne 90250	6	5/27/04	7/31/07	680,000	1,075,000	32%
5122 Fostoria St.	Cudahy 90201	4	6/22/04	12/29/04	415,000	490,000	11%
8176 Mountain View Ave.	South Gate 90280	4	6/22/04	1/7/05	550,000	690,000	32%
7001 Walker Ave.	Bell Gardens 90201	4	7/23/04	3/3/05	558,500	640,000	13%
7003 Walker Ave.	Bell Gardens 90201	4	7/23/04	6/21/05	558,500	700,000	47%
7007 Walker Ave.	Bell Gardens 90201	4	7/23/04	2/18/05	558,500	635,000	10%
6329-6335 Ajax Ave.	Bell Gardens 90201	4	9/20/04	3/4/05	525,000	640,000	26%
6126 Palm Ave.	Maywood 90270	4	10/8/04	4/27/05	575,000	655,000	11%
6040 Gotham St.	Bell Gardens 90201	4	10/12/04	4/1/05	575,000	660,000	13%
2136 W 161st St.	Torrance 90504	1 SFR	4/14/05	9/1/05	510,000	587,500	15%
14530 Freeman Ave.	Lawndale 90260	10	4/15/05	1/11/08	1,600,000	2,175,000	21%
6727 Miles Ave.	Huntington Park 90255	4	4/29/05	10/1/07	660,000	835,000	21%
2121 W 160th St.	Torrance 90504	1 SFR	5/11/05	5/12/06	588,000	630,000	8%
1731 W 144th St.	Gardena 90247	4	6/17/05	4/3/06	700,000	769,000	13%
2120 Dufour #2	Redondo Beach 90278	1	6/21/05	9/2/05	495,000	570,000	63%
22031 S Main St. #27	Carson 90745	1	8/10/05	10/12/05	339,000	405,000	16%
751 E Nutwood St.	Inglewood 90301	7	8/25/05	8/15/06	875,000	1,049,000	12%
802 E Kelso St.	Inglewood 90301	5	10/14/05	5/31/06	575,000	737,500	32%
1202 W 144th St.	Gardena 90247	4	11/8/05	6/29/06	650,000	740,000	18%

Address	City	Units	Buy	Sell	Purchase price	Sell price or current valuation	IRR (%)
11955 Manor Dr.	Hawthorne 90250	4	12/23/05	2/23/06	740,000	895,000	33%
214 E Hazel St.	Inglewood 90301	4	4/12/06	3/8/07	710,000	820,000	16%
4072 W 142nd St.	Hawthorne 90250	6	7/27/06	3/26/07	850,000	1,020,000	26%
4048 W 142nd St.	Hawthorne 90250	6	9/19/06	4/2/07	910,000	1,115,000	26%
1706 Camino de la Costa	Redondo Beach 90277	4	4/10/07	2/23/10	1,350,000	1,475,000	7%
3758 Redondo Beach Blvd.	Torrance 90504	4	6/6/07	2/7/14	925,000	990,000	4%
411 Beryl St.	Redondo Beach 90277	5	6/29/07	3/15/13	1,465,000	1,765,000	6%
4335 Verdugo Rd.	Los Angeles 90065	6	8/30/07	2/26/09	650,000	780,000	14%
2005 Pullman Ln.	Redondo Beach 90278	4	11/27/07	7/16/08	1,290,000	1,490,000	15%
701 S Osage Ave.	Inglewood 90301	6	6/27/08	4/3/15	735,000	972,500	8%
826 S Flower St.	Inglewood 90301	6	9/1/10	9/6/11	751,000	890,000	9%
504 S Osage Ave.	Inglewood 90301	6	7/13/11	12/19/12	534,000	705,000	48%
1100 Forest St.	Inglwood 90302	5	8/19/11	2/28/14	480,000	735,000	28%
8114 Crenshaw Blvd.	Inglewood 90301	5	3/18/14	6/25/15	650,000	800,000	22%
516 S Flower St.	Inglewood 90301	7	4/30/14	9/5/19	740,000	1,400,000	26%
4448 W 115th St.	Hawthorne 90250	3	3/28/17	4/11/18	585,000	685,000	22%
4858 W El Segundo Blvd.	Hawthorne	4	3/28/17	4/11/18	585,888	685,000	29%
4634 W El Segundo Blvd.	Hawthorne 90250	4	11/25/15	12/14/16	750,000	875,000	29%

