

Coastline Capital Fund II, Final Report (5/28/19)

| Description | Type | Purchase Date | Liquidation Date | Purchase Price | Total Cost Basis | UPB | Estimated Payoff/Total Debt | Property Value |
|--|--------------|---------------|------------------|---------------------|---------------------|---------------------|-----------------------------|------------------|
| Coastline Capital Fund II, LLC | | | | | | | | |
| 2503 Dogwood Dr, New Bern, NC 28562 | REO - Sold | 02/15/18 | 01/31/19 | \$59,000.00 | \$79,994.72 | \$68,727.56 | \$94,353.51 | \$97,000 |
| 1900 N Oakwood Rd, Enid, OK 73703 | REO - Sold | 02/15/18 | 11/02/18 | \$65,000.00 | \$70,894.27 | \$75,186.39 | \$95,000.00 | \$99,900 |
| 1587 Hackberry Pl, Chula Vista, CA 91915 | REO - Sold | 01/11/18 | 03/06/19 | \$277,500.00 | \$304,982.28 | \$354,500.34 | \$371,587.98 | \$409,000 |
| 10 Leitzel Ct, Durham, NC 27713 | Trustee Sale | 01/11/18 | 05/25/18 | \$59,368.75 | \$62,242.75 | \$62,784.98 | \$88,712.22 | \$183,000 |
| 10937 S Emerald Ave, Chicago, IL 60628 | Loan Sold | 01/11/18 | 07/17/18 | \$59,000.00 | \$64,042.92 | \$146,233.55 | \$181,742.74 | \$130,000 |
| Totals | | | | \$519,868.75 | \$582,156.94 | \$707,432.82 | \$831,396.45 | \$918,900 |

| Description | Net Profit | Return on Investment | Weighted ROI | Annualized ROI | Weighted Ann ROI |
|--|---------------------|----------------------|--------------|----------------|------------------|
| Coastline Capital Fund II, LLC | | | | | |
| 2503 Dogwood Dr, New Bern, NC 28562 | -\$59,143.83 | -73.9% | | -77.1% | |
| 1900 N Oakwood Rd, Enid, OK 73703 | \$38,330.49 | 54.1% | | 75.9% | |
| 1587 Hackberry Pl, Chula Vista, CA 91915 | \$74,345.64 | 24.4% | | 21.2% | |
| 10 Leitzel Ct, Durham, NC 27713 | \$27,021.47 | 43.4% | | 118.3% | |
| 10937 S Emerald Ave, Chicago, IL 60628 | \$28,957.08 | 45.2% | | 88.3% | |
| Totals and Averages | \$109,510.85 | 18.6% | 18.8% | 45.3% | 32.1% |

| Description | Comments |
|--|---|
| Coastline Capital Fund II, LLC | |
| 2503 Dogwood Dr, New Bern, NC 28562 | Severely damaged during Hurricane Florence; best option was to sell "as is" |
| 1900 N Oakwood Rd, Enid, OK 73703 | Performed trash out and landscaping, sold "as is" |
| 1587 Hackberry Pl, Chula Vista, CA 91915 | Performed minor cosmetic rehab, sold to retail buyer |
| 10 Leitzel Ct, Durham, NC 27713 | Sold at Trustee Sale for total debt owed |
| 10937 S Emerald Ave, Chicago, IL 60628 | Sold loan to hedge fund prior to Judicial Sale |