

Coastline Capital Fund IV, 2020 Q1 Report

Description	Type	Purchase Date	Projected Liquidation Date	Purchase Price	Total Cost Basis	UPB	Estimated Payoff/Total Debt	Property Value
Coastline Capital Fund IV, LLC								
SFR in Houston, TX	Pending Sheriff's Sale	09/30/19	10/31/20	\$120,000	\$122,333	\$94,213	\$234,943	\$187,000
SFR in Dale City, VA	BK 13 Relief	09/30/19	11/30/20	\$240,000	\$243,647	\$326,723	\$517,263	\$323,000
SFR in Annetta, TX	Pending Trustee Sale	09/26/19	07/07/20	\$440,000	\$457,975	\$429,974	\$557,072	\$620,000
705 Shaw Ave, Pleasantville, NJ 08232	REO - Sold	09/26/19	02/27/20	\$60,000	\$65,505	\$169,453	\$307,117	\$95,000
SFR in Las Vegas, NV	REO - Eviction	10/10/19	10/31/20	\$190,000	\$194,599	\$259,477	\$450,935	\$268,000
Totals				\$1,050,000	\$1,084,059	\$1,279,841	\$2,067,330	\$1,493,000

Description	Sales Price	Net Sales Proceeds	Net Profit	Return on Investment	Annualized ROI
Coastline Capital Fund IV, LLC					
SFR in Houston, TX					
SFR in Dale City, VA					
SFR in Annetta, TX					
705 Shaw Ave, Pleasantville, NJ 08232	\$79,000.00	\$75,531.67	\$10,026.45	15.3%	36.3%
SFR in Las Vegas, NV					
Totals	\$79,000.00	\$75,531.67	\$10,026.45	15.3%	36.3%

Description	Comments
Coastline Capital Fund IV, LLC	
SFR in Houston, TX	Constable Sale scheduled for 7/7/20
SFR in Dale City, VA	Obtained order for Relief; foreclosure can resume 7/3/20
SFR in Annetta, TX	Borrower failed to sell property in allowed time; Trustee sale scheduled for 7/7/20
705 Shaw Ave, Pleasantville, NJ 08232	REO - Sold
SFR in Las Vegas, NV	Evictions to resume in NV on 7/1/20; preparing to enforce lockout