

Coastline Capital Fund IV, 2020 Q3 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	REO - Eviction	09/30/19	02/28/21	\$120,000.00	\$131,169.99	\$94,212.84	\$240,966.00	\$187,000
SFR in Dale City, VA	BK 13 - Consent Order	09/30/19	03/31/21	\$240,000.00	\$247,894.39	\$326,322.09	\$521,687.00	\$345,000
SFR in Annetta, TX	REO - In Escrow	09/26/19	10/15/20	\$440,000.00	\$450,690.70	\$429,974.24	\$584,539.00	\$620,000
705 Shaw Ave, Pleasantville, NJ 08232	REO - Sold	09/26/19	02/27/20	\$60,000.00	\$65,505.22	\$169,453.49	\$307,117.04	\$95,000
SFR in Las Vegas, NV	REO - Rehab	10/10/19	11/30/20	\$190,000.00	\$198,567.49	\$259,476.78	\$450,935.25	\$268,000
Totals				\$1,050,000.00	\$1,093,827.79	\$1,279,439.44	\$2,105,244.29	\$1,515,000

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%

* ROI and Annualized ROI for all assets subject to change due to trailing transactions

Description	Comments
Coastline Capital Fund IV, LLC	
SFR in Houston, TX	Vacant - lockout occurred 9/29/2020
SFR in Dale City, VA	Borrower filed another BK to stop trustee sale 7/31/2020; monitoring situation but expect dismissal
SFR in Annetta, TX	In escrow; scheduled to close 10/15/2020
705 Shaw Ave, Pleasantville, NJ 08232	REO - Sold
SFR in Las Vegas, NV	Rehab completed, listing for sale this week