

Coastline Capital Fund III, 2020 Q3 Report

Description	Type	Purchase Date	(Projected)	Purchase Price	Total Cost Basis	UPB	Estimated Payoff/Total Debt	Property Value
			Liquidation Date					
Coastline Capital Fund III, LLC								
9858 S Manistee Ave, Chicago, IL 60617	REO - Sold	12/28/18	04/28/20	\$74,000.00	\$131,565.23	\$225,803.04	\$225,803.04	\$160,000
SFR in Homer Glen, IL	Pending Sheriff's Sale	12/28/18	03/31/21	\$204,000.00	\$233,786.30	\$413,731.91	\$761,909.52	\$395,000
SFR in Bolingbrook, IL	BK 13 Re-perf	02/13/19	12/31/20	\$116,323.00	\$103,131.25	\$182,848.58	\$196,134.32	\$218,000
2897 Emmet St, Memphis, TN 38115	REO - Sold	02/13/19	08/03/20	\$61,500.00	\$61,165.53	\$91,752.70	\$93,293.22	\$120,000
SFR in Janesville, WI	FC - Post Sale	02/13/19	03/31/21	\$73,500.00	\$80,562.42	\$116,977.84	\$145,651.51	\$130,000
2266 Bradford Ave #124, Highland, CA 92346	REO - Sold	02/19/19	11/15/19	\$60,090.10	\$98,515.56	\$169,623.82	\$243,366.96	\$172,000
554 Meadow Green Ln, Round Lake Beach, IL 60073	REO - Sold	02/19/19	06/30/20	\$36,360.11	\$51,226.11	\$92,387.99	\$205,151.62	\$81,000
SFR in Evergreen Park, IL	REO - Rehab	02/19/19	12/31/20	\$89,000.00	\$155,127.38	\$196,874.40	\$427,429.83	\$152,000
2317 Zephyr Rd, Killeen, TX 76543	REO - Sold	03/13/19	07/07/20	\$35,000.00	\$50,960.33	\$49,044.57	\$65,419.32	\$77,000
SFR in Rancho Murieta, CA	REO - Eviction	02/19/19	02/28/21	\$476,545.89	\$537,393.36	\$474,233.32	\$649,000.00	\$625,000
SFR in Carol Stream, IL	REO - On Market	02/19/19	11/30/20	\$171,450.00	\$251,574.05	\$237,243.89	\$454,750.66	\$255,000
SFR in Cape May Court House, NJ	REO - Rehab	03/29/19	11/30/20	\$128,250.00	\$225,000.00	\$160,375.36	\$173,512.96	\$240,000
Totals				\$1,526,019.10	\$1,980,007.52	\$2,410,897.42	\$3,641,422.96	\$2,625,000

Description	Sales Price	Net Sales Proceeds	Net Profit	Return on	Annualized ROI	
				Investment		
Coastline Capital Fund III, LLC						
9858 S Manistee Ave, Chicago, IL 60617	\$165,900.00	\$151,190.19	\$19,624.96	14.9%	11.2%	* ROI and Annualized ROI for all assets subject to change due to trailing transactions
SFR in Homer Glen, IL						
SFR in Bolingbrook, IL						
2897 Emmet St, Memphis, TN 38115	\$107,000.00	\$101,134.46	\$39,968.93	65.3%	44.4%	
SFR in Janesville, WI						
2266 Bradford Ave #124, Highland, CA 92346	\$174,500.00	\$164,706.55	\$66,190.99	67.2%	91.2%	
554 Meadow Green Ln, Round Lake Beach, IL 60073	\$73,500.00	\$64,320.00	\$13,093.89	25.6%	18.8%	
SFR in Evergreen Park, IL						
2317 Zephyr Rd, Killeen, TX 76543	\$83,000.00	\$74,726.22	\$23,765.89	46.6%	35.3%	
SFR in Rancho Murieta, CA						
SFR in Carol Stream, IL						
SFR in Cape May Court House, NJ						
Totals	\$603,900.00	\$556,077.42	\$162,644.66	43.9%	40.2%	

Description	Comments
Coastline Capital Fund III, LLC	
9858 S Manistee Ave, Chicago, IL 60617	Sold - REO
SFR in Homer Glen, IL	Waiting to get a Sheriff's Sale Date; no dates are being given through the end of the year
SFR in Bolingbrook, IL	Will re-sell later this year once loan prices have recovered
2897 Emmet St, Memphis, TN 38115	Sold - REO
SFR in Janesville, WI	Sheriff's sale held on 8/17/20; confirmation hearing scheduled 10/19/2020
2266 Bradford Ave #124, Highland, CA 92346	Sold - REO
554 Meadow Green Ln, Round Lake Beach, IL 60073	Sold - REO
SFR in Evergreen Park, IL	Renovations to be completed in 2 more weeks
2317 Zephyr Rd, Killeen, TX 76543	Sold - REO
SFR in Rancho Murieta, CA	Eviction hearing scheduled 10/1/2020
SFR in Carol Stream, IL	On the market for sale
SFR in Cape May Court House, NJ	Roof and other repairs being made before putting back on the market