

Coastline Capital Fund IV, 2020 Q4 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								
4602 Kings Ridge Rd, Houston, TX 77053	REO - Sold	09/30/19	11/30/20	\$120,000.00	\$142,579.15	\$94,212.84	\$240,966.00	\$187,000
SFR in Dale City, VA	BK 13 - APO	09/30/19	05/31/21	\$240,000.00	\$242,278.54	\$326,322.09	\$525,007.30	\$345,000
134 Saint Andrews Ln, Annetta, TX 76008	REO - Sold	09/26/19	10/20/20	\$440,000.00	\$463,157.51	\$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	\$66,365.10	\$169,453.49	\$307,117.04	\$95,000
5204 Backwoodsman Ave, Las Vegas, NV 89130	REO - Sold	10/10/19	11/09/20	\$190,000.00	\$227,030.30	\$259,476.78	\$450,935.25	\$268,000
Totals				\$1,050,000.00	\$1,141,410.60	\$1,279,439.44	\$2,108,564.59	\$1,515,000

	Sales Price	Net Sales Proceeds	Net Profit	Return on Investment	Annualized ROI	Disclaimer
Coastline Capital Fund IV, LLC						
4602 Kings Ridge Rd, Houston, TX 77053	\$160,000.00	\$147,326.85	\$4,747.70	3.3%	2.8%	* ROI and Annualized ROI for all assets subject to change due to trailing transactions
SFR in Dale City, VA						
134 Saint Andrews Ln, Annetta, TX 76008	\$500,000.00	\$467,674.02	\$4,516.51	1.0%	0.9%	
705 Shaw Ave, Pleasantville, NJ 08232	\$79,000.00	\$75,531.67	\$9,166.57	13.8%	32.7%	
5204 Backwoodsman Ave, Las Vegas, NV 89130	\$299,500.00	\$280,840.65	\$53,810.35	23.7%	21.8%	
Totals & Averages	\$1,038,500.00	\$971,373.19	\$72,241.13	10.5%	14.6%	

Comments

Coastline Capital Fund IV, LLC	
4602 Kings Ridge Rd, Houston, TX 77053	REO - Sold
SFR in Dale City, VA	Borrower has made 4 consecutive payments; trustee has filed Motion to Dismiss bankruptcy
134 Saint Andrews Ln, Annetta, TX 76008	REO - Sold
705 Shaw Ave, Pleasantville, NJ 08232	REO - Sold
5204 Backwoodsman Ave, Las Vegas, NV 89130	REO - Sold