

Coastline Capital Fund III, 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 III, LLC								
9858 S Manistee Ave, Chicago, IL 60617	REO - Sold	12/28/18	04/28/20	\$74,000.00	\$131,724.74	\$225,803.04	\$225,803.04	\$160,000
SFR in Homer Glen, IL	Pending Sheriff's Sale	12/28/18	04/30/21	\$204,000.00	\$242,982.91	\$413,731.91	\$761,909.52	\$395,000
SFR in Bolingbrook, IL	BK 13 Re-perf	02/13/19	03/31/21	\$116,323.00	\$99,339.11	\$182,240.56	\$191,998.20	\$235,000
2897 Emmet St, Memphis, TN 38115	REO - Sold	02/13/19	08/03/20	\$61,500.00	\$60,359.09	\$91,752.70	\$93,293.22	\$120,000
SFR in Janesville, WI	REO - Eviction	02/13/19	05/31/21	\$73,500.00	\$84,146.51	\$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 - On Market	02/19/19	02/26/21	\$89,000.00	\$154,785.38	\$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	\$50,418.09	\$49,044.57	\$65,419.32	\$77,000
SFR in Rancho Murieta, CA	REO - Eviction	02/19/19	07/30/21	\$476,545.89	\$544,504.68	\$474,233.32	\$649,000.00	\$650,000
1195 Westward Trail, Carol Stream, IL 60188	REO - Sold	02/19/19	12/29/20	\$171,450.00	\$252,411.17	\$237,243.89	\$454,750.66	\$255,000
SFR in Cape May Court House, NJ	REO - On Market	03/29/19	02/28/21	\$128,250.00	\$219,865.28	\$160,375.36	\$173,512.96	\$240,000
Totals				\$1,526,019.10	\$1,990,278.63	\$2,410,289.40	\$3,637,286.84	\$2,667,000

	Sales Price	Net Sales Proceeds	Net Profit	Return on Investment	Annualized ROI	Disclaimer
Coastline Capital Fund III, LLC						
9858 S Manistee Ave, Chicago, IL 60617	\$165,900.00	\$151,190.19	\$19,465.45	14.8%	11.1%	* 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	\$40,775.37	67.6%	45.9%	
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	\$24,308.13	48.2%	36.5%	
SFR in Rancho Murieta, CA						
1195 Westward Trail, Carol Stream, IL 60188	\$275,000.00	\$252,010.28	-\$400.89	-0.2%	-0.1%	
SFR in Cape May Court House, NJ						
Totals & Averages	\$878,900.00	\$808,087.70	\$163,432.94	37.2%	33.9%	

Comments**Coastline Capital Fund III, LLC**

9858 S Manistee Ave, Chicago, IL 60617	REO - Sold
SFR in Homer Glen, IL	Waiting for Sheriff's Sales to resume; COVID related moratorium
SFR in Bolingbrook, IL	Re-performing loan; putting this out for bid
2897 Emmet St, Memphis, TN 38115	REO - Sold
SFR in Janesville, WI	Eviction in process; waiting for lockout date
2266 Bradford Ave #124, Highland, CA 92346	REO - Sold
554 Meadow Green Ln, Round Lake Beach, IL 60073	REO - Sold
SFR in Evergreen Park, IL	Listed for sale at \$279,900
2317 Zephyr Rd, Killeen, TX 76543	REO - Sold
SFR in Rancho Murieta, CA	Eviction in process; COVID related delays in courts
1195 Westward Trail, Carol Stream, IL 60188	REO - Sold, 12/29/2020
SFR in Cape May Court House, NJ	Buyer failed to obtain financing; escrow canceled; REO back on the market