

Coastline Capital Fund IV, 2021 Q1 Report

Asset Description	Type	Purchase Date	(Projected) Liquidation Date	Purchase Price	Total Cost Basis	UPB	Estimated Payoff/Total Debt	Property Value	
Coastline Capital Fund IV, LLC									
1	SFR in Dale City, VA	BK 13 Re-perf	09/30/19	08/31/21	\$240,000.00	\$237,774.14	\$324,891.59	\$525,007.30	\$345,000
2	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
3	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
4	4602 Kings Ridge Rd, Houston, TX 77053	REO - Sold	09/30/19	11/30/20	\$120,000.00	\$143,589.11	\$94,212.84	\$240,966.00	\$187,000
5	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	\$1,137,916.16	\$1,278,008.94	\$2,108,564.59	\$1,515,000

Asset Description	Sales Price	Net Sales Proceeds	Net Profit	Return on Investment	Annualized ROI	Disclaimer
Coastline Capital Fund IV, LLC						
1	SFR in Dale City, VA					* ROI and Annualized ROI for all assets subject to change due to trailing transactions
2	705 Shaw Ave, Pleasantville, NJ 08232	\$79,000.00	\$75,531.67	\$9,166.57	13.8%	32.7%
3	134 Saint Andrews Ln, Annetta, TX 76008	\$500,000.00	\$467,674.02	\$4,516.51	1.0%	0.9%
4	4602 Kings Ridge Rd, Houston, TX 77053	\$160,000.00	\$147,326.85	\$3,737.74	2.6%	2.2%
5	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	\$71,231.17	10.3%	14.4%

Asset Description	Comments
Coastline Capital Fund IV, LLC	
1	SFR in Dale City, VA
2	705 Shaw Ave, Pleasantville, NJ 08232
3	134 Saint Andrews Ln, Annetta, TX 76008
4	4602 Kings Ridge Rd, Houston, TX 77053
5	5204 Backwoodsman Ave, Las Vegas, NV 89130

Borrower has made 7 consecutive payments; amended plan has not been approved yet