



February 15, 2012 – Monthly Update 18

To Current Investors:

As early as we still are in the year we are noticing a thawing in the buyer pool with interest having picked up over the last month in our markets. The dust appears to have settled after the holidays. With interest rates continuing to sustain affordability we are looking forward to a month of strong activity. Even our Pacific Northwest market of Portland has picked up some steam and we should see several properties go into escrow in the coming month.

Currently the Fund owns 19 properties, 8 located in Oregon, 10 in Ventura County, and 1 in San Diego County. We have closed escrow on two properties in the past 30 days, one in Oregon and one in Ventura County. On the acquisition front, we picked up three new properties in Ventura County and one new property in Oregon.

Details on the new properties are as follows:

1. **Address:** 6105 NE Broadway Street, Portland, OR
Purchase Price at Auction: \$215,304
Projected Sales Price: \$380,000
Projected Repair Costs: \$75,000
Property Notes: Property was purchased vacant from MLS listing, repairs began immediately upon closing and the major renovation is underway.
2. **Address:** 2041 Santa Lucia Avenue, Oxnard, CA
Purchase Price at Auction: \$153,000
Projected Sales Price: \$200,000
Projected Repair Costs: \$15,000
Property Notes: Property was purchased occupied CFK is being negotiated.
3. **Address:** 341 E Lewis Street, Ventura, CA
Purchase Price at Auction: \$183,800
Projected Sales Price: \$240,000
Projected Repair Costs: \$20,000
Property Notes: Property was purchased vacant and repairs are underway.
4. **Address:** 4521 Beaumont Avenue, Ventura, CA
Purchase Price at Auction: \$208,000
Projected Sales Price: \$277,500
Projected Repair Costs: \$10,000
Property Notes: Property was purchased occupied CFK is being negotiated.

EWCP is currently raising capital for this fund. If you or anyone you know would like more information on investment opportunities please contact us at info@equitywestcapital.com. In addition to cash equity investments, retirement funds such as IRA, 401k, 403B & ROTH IRA are also accepted as investment sources.