



## November 15, 2012 – Monthly Update 27

To Current Investors:

The housing market in California is currently red hot. Every property we put on the market for sale receives multiple offers above the asking price. The buyers of our houses seem to be a mix of large institutional investors bidding against first time homebuyers who are struggling to find a home. With fewer foreclosure filings and increased competition at the courthouse steps, purchasing homes has become difficult in Ventura County. When we do find them, they seem to all be money makers though. We have ceased buying in Oregon and are focused solely on the Ventura County market. We do not plan to buy in Oregon again due to the winter season and the fact that trustee sales will mostly be halted in the state starting 1/1/2013. We are starting to look in Humboldt County for potential deals. We have a real estate agent we are close with in Humboldt that has turned us on to the auction scene up there. We bid on 3 houses in Humboldt over the past 2 weeks, but they were postponed by the Trustee at the last moment.

We expect to be able to operate in this auction space for another 6-12 months. Our slated close date for the fund is 6/30/2012. Our new long term hold fund (EWCP LTH Fund LLC) is currently being formed with our legal team. We will be reaching out to investors for potential investments into this new fund within the next 30 days.

All of our IRA investors in the TS Fund maintained their investments with us and we have now refinanced them to 12%. This helps keep interest costs low for equity investors and allows us to remain profitable. Fund returns for the 2012 year are tracking in the 12%-15% range and we think the rate of return next year will maintain in the 12% range as well. Although this is not the 20% range seen during our first 12-18 months, it is still a strong double digit return with measured risks.

Currently the Fund owns 15 properties, 11 located in Oregon and 4 located in Ventura County. We closed escrow on two properties in Oregon and one property in California in the past 30 days. On the acquisition front, we purchased the following properties over the past 30 days:

1. **Address:** 1234 Teakwood, Oxnard, CA 93033  
**Purchase Price at Auction:** \$232,600  
**Projected Sales Price:** \$305,000  
**Projected Repair Costs:** \$20,000  
**Property Notes:** Property was purchased vacant. Our contractor team jumped on it and had it fully repaired for under \$20k within 10 days of purchase. Property was placed on the market, received multiple bids and is now in escrow with an all cash buyer slated to close next week.
2. **Address:** 561 N. Hayes Avenue, Oxnard, CA 93030  
**Purchase Price at Auction:** \$256,610  
**Projected Sales Price:** \$310,000  
**Projected Repair Costs:** \$20,000  
**Property Notes:** Property was purchased owner occupied and has a back house that can be used as a rental or in-law unit. We are currently in cash for keys negotiations with the occupants. If we don't have anything worked out within the next week, we will be filing eviction.

EWCP is currently NOT raising additional capital for this fund. If you or anyone you know would like more information on our future investment opportunities please contact us at [info@equitywestcapital.com](mailto:info@equitywestcapital.com).