



## July 15, 2012 – Monthly Update 23

To Current Investors:

We're now feeling the glow of the summer's weather transcending climate change and warming up the Buyers that were waiting on the fence. In both our Ventura and Portland markets there has been a marked improvement in demand and we are even seeing frequent multiple offer situations. Inventory of for sale properties has diminished as many investors are turning to leasing properties out instead of selling them, thereby removing the properties from the for-sale supply pool. This is a trend we expect to continue and we're confident that the market will remain strong into the fall as interest rates remain remarkably low. Acquisition efforts are currently focused on Ventura properties with an emphasis on Oxnard and on Portland properties that require little renovation work.

Currently the Fund owns 20 properties, 15 located in Oregon and five located in Ventura County. We have closed escrow on four properties in the past 30 days, two in Oregon and two in Ventura. On the acquisition front, we purchased the following properties over the past 30 days.

1. **Address:** 6906 N Richards Street, Portland, OR 97203  
**Purchase Price at Auction:** \$140,216  
**Projected Sales Price:** \$195,000  
**Projected Repair Costs:** \$10,000  
**Property Notes:** Cash for keys negotiation completed, repairs commencing 7/18/12
2. **Address:** 10333-10337 SW Laurel Road, Beaverton, OR 97005  
**Purchase Price at Auction:** \$204,656  
**Projected Sales Price:** \$275,000  
**Projected Repair Costs:** \$20,000  
**Property Notes:** 2 of these units are currently occupied by tenants and 1 unit is vacant
3. **Address:** 221 E. 1st Street, Oxnard, CA 93030  
**Purchase Price at Auction:** \$15,843.67  
**Projected Sales Price:** \$30,000  
**Projected Repair Costs:** \$0  
**Property Notes:** This property is a vacant piece of infill land

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](mailto:info@equitywestcapital.com). In addition to cash equity



investments, retirement funds such as IRA, 401k, 403B & ROTH IRA are also accepted as investment sources.

