



## May 15, 2012 – Monthly Update 21

To Current Investors:

Interest rates are now at record lows and the weather has finally improved in Oregon. With this combination, our prime buying and selling season in the Northwest has begun. We are currently focused on acquisitions in the Portland area while the seasons are working in our favor. In Ventura, we have two of our six properties in escrow and expect to have two more listed within the next 30 days. We will begin focusing on buying properties in Ventura again next month as part of our ongoing strategy.

Currently the Fund owns 22 properties, 16 located in Oregon and six in Ventura County. We have closed escrow on two properties in the past 30 days, both in Oregon. On the acquisition front, we picked up four new properties in Oregon, details of which are as follows:

1. **Address:** 6930 SW 68th Ave, Portland, OR  
**Purchase Price at Auction:** \$279,001  
**Projected Sales Price:** \$500,000  
**Projected Repair Costs:** \$105,000  
**Property Notes:** Property is vacant, framing is completing, and drywall is commencing
2. **Address:** 1465 NE Going St, Portland  
**Purchase Price at REO:** \$229,900  
**Projected Sales Price:** \$430,000  
**Projected Repair Costs:** \$121,500  
**Property Notes:** Property is vacant and framing has begun
3. **Address:** 1816 N Jessup St, Portland  
**Purchase Price at REO:** \$196,000  
**Projected Sales Price:** \$400,000  
**Projected Repair Costs:** \$115,000  
**Property Notes:** Property is vacant and demo has begun
4. **Address:** 13120 SE Briggs St, Milwaukie  
**Purchase Price at REO:** \$140,000  
**Projected Sales Price:** \$280,000  
**Projected Repair Costs:** \$60,000  
**Property Notes:** Property is vacant and demo has begun

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.