



March 15, 2012 – Monthly Update 19

To Current Investors:

As our clocks recently sprang forward, we have also seen a spring forward of buyer demand in Ventura County and to a lesser extent in the Portland area. Since it is still snowing in Portland, we expect a pickup in demand in that region in May through September. Our new capital from our January raise has all been put to work and we are working on raising additional capital for the end of this month. Please contact Sean or Eric if interested in putting in additional funds or if you have interested investors. With our increase of capital and buying power, we have also increased our Credit Facility to \$4 Million. As we continue to grow, we intelligently use debt to positively leverage our equity tranche to increase investor returns.

Currently the Fund owns 17 properties, 9 located in Oregon and 8 in Ventura County. We have closed escrow on four properties in the past 30 days all of which were located in Ventura County. On the acquisition front, we picked up one new property in Ventura County and one new property in Oregon.

Details on the new properties are as follows:

1. **Address:** 926 Simon Way, Oxnard, CA
Purchase Price at Auction: \$182,750
Projected Sales Price: \$250,000
Projected Repair Costs: \$15,000
Property Notes: Property was purchased occupied and owner has proven difficult to deal with. An eviction has already been started and we are hoping to have the owner out in April.
2. **Address:** 499 NW Skyline Blvd., Portland, OR
Purchase Price at Auction: \$405,841
Projected Sales Price: \$850,000
Projected Repair Costs: \$250,000
Property Notes: Property was purchased as an REO from a hard money lender we have in our rolodex. Property needs substantial repair, but has great upside potential with an iconic and sought after location. Property is currently vacant and repairs will be started by the end of March. It is expected to go on the market in July.

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.