



June 20, 2012 – Monthly Update 22

To Current Investors:

Interest rates remain at record lows and the foreclosure inventory has begun to slow a bit over the past few months. What this means is that housing prices are finally at or very close to their bottom in our opinion. We are seeing very strong buyer demand for our lower to middle priced homes, with slow demand for the high end market due to a very limited buyer pool and tougher financing conditions. The fund is still projecting a great year, with expected returns in the 15-17% range. Although this is lower than last year's approximate 20% return, we believe this still represents a solid investment opportunity with limited risk. Since the opportunity to make money on a large scale in the foreclosure market will only be around for a couple more years at best, we are going to reach out to investors and friends of investors to try to raise more capital over the next six months.

Our current strategy is to buy properties in the Portland area in January – April in order to come on line and sell them in June – September. This takes advantage of the strong summer sales season in Portland and keeps us out of the for-sale market through the much slower Northwest winter. Since we are no longer buying in Portland pursuant to the aforementioned strategy, we are now beginning to buy again in Ventura County. We expect to buy approximately one per week over the next six months. Ventura's market appears to be strong at this time with many buyers circling and waiting for the right deal.

Currently the Fund owns 21 properties, 15 located in Oregon and six in Ventura County. We have closed escrow on 2 properties in the past 30 days, one in Oregon and one in Ventura. On the acquisition front, we purchased the following property over the past 30 days.

1. **Address:** 3335 Minna Street, Oxnard, CA
Purchase Price at Auction: \$205,300
Projected Sales Price: \$265,000
Projected Repair Costs: \$15,000
Property Notes: Cash for keys negotiations in progress with former owner

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.