



## January 15, 2012 – Monthly Update 17

To Current Investors:

Happy New Year to all of our investors! We finished out 2011 strong and are hoping for another great year in 2012. Interest rates continue to remain at/near sixty year lows. These low rates combined with falling real estate prices are helping affordability remain strong. The holiday slowdown has subsided and buyers are back in full swing in Southern California. Oregon however, remains slow and is expected to pick back up once the weather begins to turn bearable in March/April.

Currently the Fund owns 17 properties, 8 located in Oregon and 9 in Ventura County. We have closed escrow on five properties in the past 30 days, one in Oregon and four in Ventura County. On the acquisition front, we picked up one new property in Ventura County and one new property in Oregon. We are currently raising more capital for this Trustee Sale Fund and are closing the raise at the end of January. We have heavy investor interest and expect to use our new capital to significantly increase our purchases in both Ventura County and Oregon in the month of February. Details on the new properties are as follows:

1. **Address:** 4225 South C Street, Oxnard, CA  
**Purchase Price at Auction:** \$201,100  
**Projected Sales Price:** \$255,000  
**Projected Repair Costs:** \$7,500  
**Property Notes:** Property was purchased occupied, but a CFK has been negotiated and the former owner will be moving out this week.
2. **Address:** 10328 NW Engleman Street, Portland, OR  
**Purchase Price at Auction:** \$455,001  
**Projected Sales Price:** \$600,000  
**Projected Repair Costs:** \$25,000  
**Property Notes:** Property was purchased occupied and no CFK has been negotiated. We are hoping to have the occupant out within 30 days.

EWCP is currently raising capital for this fund and will be closing at the end of January. 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.