



STERLING
ORGANIZATION

**Sterling United Properties I
Partner Capital Account
As of September 30, 2021**

Chicago & Vicinity Laborers' District Council Pension Fund

Capital Commitment	\$	15,000,000
Total Capital Commitment	\$	159,595,960
Partner Percentage		9.40%

Date	Capital Contributions	Distributions Deemed Recallable	Partner Distributions	Allocation of Profit/(Loss) ¹	Management Fee	Realized Gain/(Loss)	Unrealized Gain/(Loss)	Capital Balance ²	Remaining Capital Commitment
7/1/2015	\$ 1,544,400							\$ 1,544,400	\$ 13,455,600
12/31/2015				(70,127)	(137,344)		(95,298)	1,241,631	13,455,600
1/1/2016				25,743			35,487	1,302,861	13,455,600
3/15/2016		(400,400)						902,461	13,856,000
7/25/2016		(24,870)						877,591	13,880,870
9/2/2016	3,984,245							4,861,836	9,896,625
12/21/2016	1,506,522							6,368,357	8,390,103
12/31/2016				177,055	(168,750)		14,361	6,391,024	8,390,103
1/17/2017		(821,981)						5,569,043	9,212,084
3/21/2017			(70,491)					5,498,553	9,212,084
6/21/2017			(93,987)					5,404,565	9,212,084
6/23/2017	831,788							6,236,353	8,380,296
6/30/2017				140,628	(84,375)		231,039	6,523,645	8,380,296
9/19/2017			(164,478)					6,359,167	8,380,296
9/20/2017	1,447,405							7,806,572	6,932,891
12/19/2017			(169,177)					7,637,395	6,932,891
12/31/2017				260,250	(84,375)		368,253	8,181,524	6,932,891
3/21/2018			(187,975)					7,993,549	6,932,891
5/4/2018	273,597							8,267,146	6,659,294
6/11/2018	401,138							8,668,284	6,258,156
6/20/2018			(197,373)					8,470,911	6,258,156
6/30/2018				306,350	(84,375)		284,169	8,977,055	6,258,156
7/6/2018	1,879,747							10,856,802	4,378,409
8/17/2018	603,869							11,460,670	3,774,540
9/5/2018	469,937							11,930,607	3,304,604
9/25/2018	621,538							12,552,145	2,683,065
9/27/2018			(234,968)					12,317,177	2,683,065
12/14/2018	561,950							12,879,127	2,121,115
12/18/2018			(239,668)					12,639,460	2,121,115
12/31/2018				410,065	(84,375)		96,906	13,062,055	2,121,115
2/5/2019	1,645,107							14,707,163	476,007
3/26/2019			(242,017)					14,465,145	476,007
6/21/2019			(244,367)					14,220,778	476,007
6/30/2019				448,305	(81,672)		(357,999)	14,229,411	476,007
9/27/2019			(246,717)					13,982,695	476,007
12/17/2019	32,896		(249,066)					13,766,524	443,112
12/31/2019				636,889	(80,568)		438,587	14,761,432	443,112
3/31/2020	51,035							14,812,467	392,077
6/16/2020			(93,987)					14,718,480	392,077
6/30/2020				615,988	(80,979)		(1,697,650)	13,555,839	392,077
9/15/2020			(117,484)					13,438,355	392,077
12/8/2020			(187,975)					13,250,380	392,077
12/31/2020				663,223	(81,108)		(224,986)	13,607,509	392,077
3/12/2021			(211,472)					13,396,037	392,077
6/25/2021			(234,968)					13,161,069	392,077
6/30/2021				625,782	(81,108)		1,361,516	15,067,259	392,077
9/15/2021			(237,318)					14,829,941	392,077
9/30/2021				342,241	(40,554)		223,132	15,354,760	392,077

Income and Loss information for the years ended through 12/31/20 are based upon financial statements audited by PWC.
Income and Loss information for year to date 9/30/21 is unaudited.

1) Consists of profit/(loss) from owned investments and fund operations.

2) Represents the final capital balance for the 6/30 and 12/31 period end dates only.

All other dates are shown to report the capital contribution/distribution activity, and excludes any related income and losses.

The Fund's performance is based upon the hypothetical sale of the portfolio on September 30, 2021. The Properties value are based solely on appraisals. There is no guarantee that the current hypothetical returns are accurate or will be realized and the assumptions and results should not be relied upon.

Sterling United Properties I, LP
Partner Capital Account
As of September 30, 2021

Partner Name: Chicago & Vicinity Laborers' District Council Pension Fund

Capital Commitment	\$ 15,000,000
Capital Contributed through 9/30/21	<u>(14,607,923)</u>
Remaining Commitment	<u>\$ 392,077</u>

For the Nine Months
Ended 9/30/21

Opening Capital Balance (12/31/20)	\$ 13,607,509
Capital Contributions	-
Partner Distributions	(683,758)
Investment Results:	
Allocation of Profit/(Loss):	
Income/(Loss) from Owned Investments	991,991
Interest Income from Fund Operations	-
Other Expenses from Fund Operations	<u>(23,968)</u>
Total Allocation of Profit/(Loss)	968,023
Management Fees	(121,662)
Realized Gain/(Loss)	-
Unrealized Gain/(Loss)	<u>1,584,648</u>
Net Investment Results	<u>2,431,009</u>
Closing Capital Balance (9/30/21)	<u>\$ 15,354,760</u>

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