



STERLING  
ORGANIZATION

**Sterling Value Add Partners  
Partner Capital Account  
As of September 30, 2021**

**Real Estate Domestic Partnership Fund I, L.P.**

Capital Commitment	\$	5,000,000	
Additional Commitment		2,500,000	6/11/2012
Additional Commitment <sup>1</sup>		750,000	6/12/2020
Total Commitment	\$	8,250,000	
Total Capital Commitment	\$	152,157,500	
Partner Percentage		5.42%	

Date	Capital Contributions	Approved Recalled Distributions <sup>2</sup>	Distributions Deemed Recallable	Partner Distributions	Allocation of Profit/(Loss) <sup>3</sup>	Management Fee Net of Rebate	Realized Gain/(Loss)	Unrealized Gain/(Loss)	Capital Balance	Remaining Capital Commitment
4/27/2012	\$ 910,355								\$ 910,355	\$ 4,089,645
6/11/2012	379,926		(324,266)						966,015	6,533,985
7/17/2012			(163,894)						802,121	6,697,879
8/24/2012	319,278		(75,213)						1,046,186	6,453,814
10/24/2012	425,704								1,471,890	6,028,110
12/21/2012			(155,459)						1,316,431	6,183,569
12/31/2012					(57,380)	(113,733)			1,145,318	6,183,569
3/29/2013	544,309								1,689,627	5,639,260
12/17/2013	824,146								2,513,773	4,815,114
12/31/2013					75,826	(112,500)		1,499,507	3,976,606	4,815,114
2/27/2014				(54,220)					3,922,386	4,815,114
4/24/2014				(27,110)					3,895,276	4,815,114
8/26/2014	1,108,964								5,004,240	3,706,150
9/4/2014				(27,110)					4,977,130	3,706,150
10/31/2014			(70,489)	(27,110)					4,879,531	3,776,639
12/31/2014					244,898	(112,500)		598,246	5,610,175	3,776,639
2/26/2015				(33,888)					5,576,288	3,776,639
3/25/2015	182,288								5,758,576	3,594,351
5/12/2015				(33,888)					5,724,688	3,594,351
8/18/2015				(668,263)					5,056,425	3,594,351
8/19/2015	162,660								5,219,085	3,431,690
11/17/2015				(33,888)					5,185,198	3,431,690
12/15/2015	293,710								5,478,908	3,137,980
12/18/2015				(834,990)					4,643,918	3,137,980
12/31/2015					197,531	(52,432)	357,544	451,410	5,597,972	3,137,980
2/10/2016				(33,888)					5,564,084	3,137,980
4/21/2016	162,660								5,726,745	2,975,320
5/10/2016				(33,888)					5,692,857	2,975,320
8/16/2016				(33,888)					5,658,970	2,975,320
10/25/2016	689,463								6,348,433	2,285,856
11/17/2016				(46,900)					6,301,532	2,285,856
12/31/2016					183,394	(59,894)		178,720	6,603,753	2,285,856
2/17/2017				(142,328)					6,461,425	2,285,856
3/20/2017	517,260								6,978,685	1,768,596
5/12/2017				(142,328)					6,836,357	1,768,596
6/8/2017				(542,201)					6,294,156	1,768,596
6/30/2017					44,839	(36,193)	519,055	(934,046)	5,887,812	1,768,596
8/16/2017				(33,888)					5,853,924	1,768,596
9/14/2017				(1,061,126)					4,792,798	1,768,596
11/15/2017				(33,888)					4,758,911	1,768,596
12/22/2017	711,910								5,470,821	1,056,686
12/31/2017					134,243	(33,963)	311,072	254,402	6,136,575	1,056,686

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) Represents Approved Recallable Distributions as defined per the Amended and Restated LPA as of 6/12/20.

2) As defined per the Amended and Restated LPA as of 6/12/20.

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

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, broker opinion of value, and/or Sterling market information and internal valuations. 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.



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As of September 30, 2021**

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Total Commitment	\$	8,250,000	

Total Capital Commitment	\$	152,157,500
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Date	Capital Contributions	Approved Recalled Distributions <sup>2</sup>	Distributions Deemed Recalable	Partner Distributions	Allocation of Profit/(Loss) <sup>3</sup>	Management Fee Net of Rebate	Realized Gain/(Loss)	Unrealized Gain/(Loss)	Capital Balance	Remaining Capital Commitment
2/15/2018				\$ (33,888)					\$ 6,102,688	\$ 1,056,686
3/16/2018	107,085								6,209,773	949,601
5/14/2018				(33,888)					6,175,885	949,601
6/30/2018					31,283	(38,440)	(578)	150,618	6,318,768	949,601
8/7/2018				(1,602,704)					4,716,063	949,601
8/27/2018	118,829								4,834,892	830,772
11/29/2018	63,904								4,898,796	766,868
12/31/2018					21,250	(34,539)	855,855	(586,761)	5,154,600	766,868
1/3/2019									5,154,600	766,868
3/19/2019	106,890								5,261,490	659,979
6/25/2019	35,243								5,296,733	624,735
6/30/2019					(4,537)	(34,618)	49,648	(32,043)	5,275,184	624,735
8/28/2019	54,220								5,329,404	570,515
12/23/2019	25,755								5,355,159	544,761
12/31/2019					(30,097)	(35,493)	113,336	783,655	6,186,560	544,761
3/30/2020	208,205								6,394,765	336,556
5/4/2020	208,748								6,603,513	127,808
6/30/2020					16,100	(36,614)	(31)	(600,128)	5,982,840	127,808
9/8/2020	127,808	212,423							6,323,071	537,577
12/2/2020		162,660							6,485,731	374,917
12/31/2020					(138,474)	(40,286)	(6)	114,146	6,421,111	374,917
4/20/2021		60,998							6,482,109	313,919
6/30/2021					(182,859)	(42,117)		500,015	6,757,148	313,919
8/9/2021		103,018							6,860,166	210,901
9/24/2021				(433,761)					6,426,405	210,901
9/30/2021					(50,660)	(21,343)	433,007	(365,606)	6,421,803	210,901

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**Sterling Value Add Partners, LP**  
**Partner Capital Account**  
**As of September 30, 2021**

Partner Name: Real Estate Domestic Partnership Fund I, L.P.

Capital Commitment	\$ 7,500,000
Additional Commitment <sup>1</sup>	750,000
Capital Contributed through 9/30/21	<u>(8,039,099)</u>
Remaining Commitment	<u>\$ 210,901</u>

	<b>For the Nine Months Ended 9/30/21</b>
<b>Opening Capital Balance (12/31/20)</b>	\$ 6,421,111
Capital Contributions	164,016
Partner Distributions	(433,761)
<b>Investment Results:</b>	
Allocation of Profit/(Loss):	
Income/(Loss) from Owned Investments	(223,756)
Interest Income from Fund Operations	-
Other Expenses from Fund Operations	<u>(9,763)</u>
Total Allocation of Profit/(Loss)	(233,519)
Management Fee	(63,460)
Realized Gain/(Loss)	433,007
Unrealized Gain/(Loss)	<u>134,409</u>
Net Investment Results	<u>270,437</u>
<b>Closing Capital Balance (9/30/21)</b>	<u>\$ 6,421,803</u>

**Income and Loss information for year to date 9/30/21 is unaudited.**

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