



CAPITAL ACCOUNT STATEMENT

September 30, 2021



Rubenstein Properties Fund II, L.P.

Investor: West Virginia Investment Management Board

CAPITAL ACCOUNT

period ending Sep 30, 2021

	3Q 2021	YTD 2021	ITD
Beginning balance	\$22,516,363	\$23,128,928	\$0
Contributions	\$0	\$597,087	\$36,847,367
Distributions	\$0	(\$1,448,028)	(\$22,751,843)
Investment income (loss)	(\$5,496)	(\$18,357)	\$731,869
Unrealized gain (loss)	\$151,252	\$550,216	\$1,898,132
Realized gain (loss)	\$0	\$7,235	\$9,136,909
Management fees	(\$77,908)	(\$232,871)	(\$3,278,223)
Ending balance	\$22,584,211	\$22,584,211	\$22,584,211

CONTRIBUTION SUMMARY

Ownership	5.82524%
Total commitment	\$30,000,000
Contributions to date	\$36,847,367
Total callable capital	\$0

DISTRIBUTION SUMMARY

Cash Distribution	\$15,904,477
Recallable Capital Distribution	\$6,847,367
Distributions to date	\$22,751,843

*Total Callable Capital represents Unfunded Commitment, which is inclusive of Recallable Capital, if applicable.



TRANSACTIONS THIS PERIOD

Date	Type	Description	Amount
Sep 30, 2021	Net income	Income	\$67,847.36
		Investment income (loss)	(\$5,495.88)
		Unrealized gain (loss)	\$151,251.61
		Management fees	(\$77,908.37)

To view all transactions for your investments, visit our online portal at <https://investors.rubensteinpartners.com>