

**MESA WEST CORE LENDING FUND, LP**
**STATEMENT OF PARTNER'S CAPITAL ACTIVITY**

	Quarter to Date September 30, 2021		Year to Date September 30, 2021		Inception to Date September 30, 2021	
CRE 270, LP	(Unaudited)		(Unaudited)		(Unaudited)	
<b>Beginning NAV</b>	\$	10,037,711	\$	10,019,780	\$	-
<b>Capital Contributions/(Distributions)</b>						
Capital Contributions		-		-		10,000,000
DRIP		-		-		-
Distributions		(145,050)		(410,804)		(3,365,991)
Redemption		-		-		-
<b>Net Capital Contributions/(Distributions)</b>		<b>9,892,662</b>		<b>9,608,976</b>		<b>6,634,009</b>
<b>Income/(Loss) Allocation</b>						
Gross Income	\$	163,202	\$	506,638	\$	3,977,964
Management Fee		(27,831)		(82,517)		(596,426)
Net change in unrealized appreciation (depreciation) on investments		10,741		5,720		23,913
Net realized gain (loss) on investments		-		-		(4)
Preferred Shares Distributions		-		(43)		(682)
<b>Total Income/(Loss)</b>		<b>146,112</b>		<b>429,798</b>		<b>3,404,765</b>
<b>Ending NAV</b>	<b>\$</b>	<b>10,038,774</b>	<b>\$</b>	<b>10,038,774</b>	<b>\$</b>	<b>10,038,774</b>
<b>Commitment Summary</b>						
Commitment					\$	10,000,000
Less: Contributed Capital						10,000,000
Less: DRIP						-
Less: Unrecalable Redemption						-
<b>Remaining Capital Commitment</b>					<b>\$</b>	<b>-</b>

Mesa West Core Lending Fund, LP					CRE 270, LP				
NET ASSET VALUE BY CLASS OF INTEREST		Price /	# Class of	Interests		Price /	# Class of	Interests	
		Interest	Interests	Allocated		Interest	Interests	Allocated	
Class A Interests	\$ 1,632,587,938	\$ 1,064.29	1,533,872	85%	\$ 10,038,774	\$ 1,064.29	9,427	100%	
Class B Interests	105,347,553	\$ 1,064.29	98,987	6%	-	\$ 1,064.29	-	0%	
Class C Interests	171,775,830	\$ 1,064.29	161,485	9%	-	\$ 1,064.29	-	0%	
Total Net Asset Value	<b>\$ 1,909,711,321</b>		<b>1,794,344</b>	<b>100%</b>	<b>\$ 10,038,774</b>		<b>9,427</b>	<b>100%</b>	
<b>Ownership Percent</b>								<b>0.53%</b>	

Mesa West Core Lending Fund, LP						CRE 270, LP					
INVESTMENT PERFORMANCE		Current Quarter	1 - year	3 - year	5 - year	Since Inception	Current Quarter	1 - year	3 - year	5 - year	Since Inception
Gross Income		1.63%	6.98%	7.16%	7.41%	7.69%	1.63%	6.96%	7.16%	7.42%	7.48%
Appreciation		0.11%	1.15%	0.07%	0.04%	0.03%	0.11%	1.17%	0.08%	0.05%	0.04%
Total Gross Return		1.73%	8.19%	7.24%	7.46%	7.72%	1.73%	8.19%	7.24%	7.47%	7.52%
Net Income		1.39%	5.99%	6.18%	6.44%	6.79%	1.35%	5.81%	6.01%	6.26%	6.40%
Appreciation		0.11%	1.15%	0.07%	0.04%	0.03%	0.11%	1.17%	0.08%	0.05%	0.04%
Total Net Return		1.49%	7.19%	6.25%	6.49%	6.82%	1.46%	7.03%	6.09%	6.31%	6.44%