

## Pacific West Land, LLC

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12/1/2017

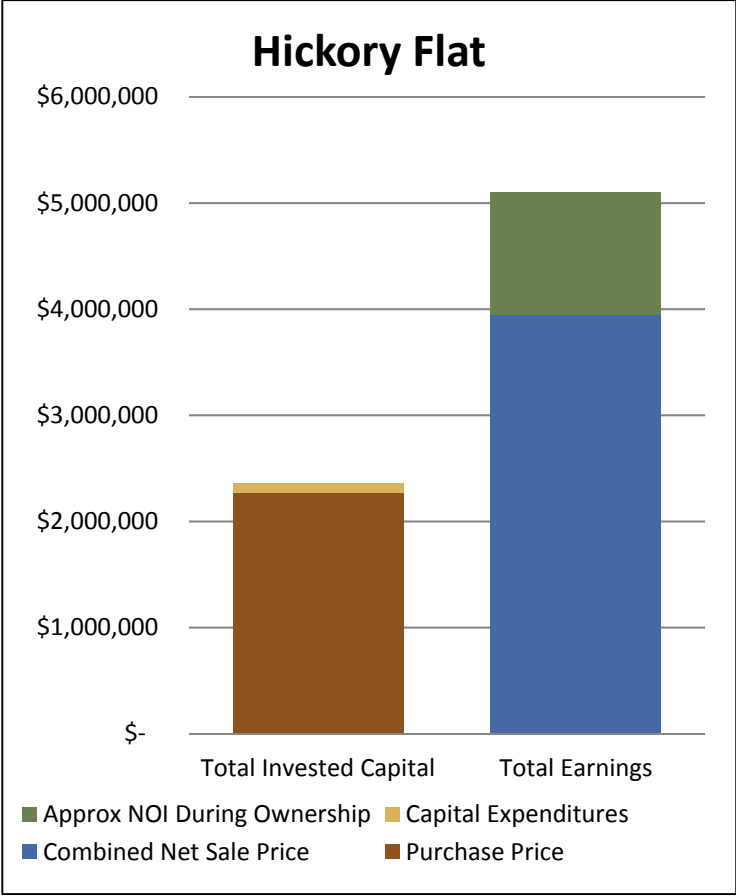
December 2017 Update

We hope you've enjoyed a happy Thanksgiving. The combination of family, food, and football make it my favorite holiday.

**Pacific West Real Estate Income II, LLC (PWRE2) is closing to investments on December 31, 2017.** The offering materials are available upon request. If you'd like to schedule a call or meeting to discuss a potential investment, please contact me at your earliest convenience. Remember, PWL is not always open as an investment option. Prior to PWRE2, the last time we were open to new investors was in 2014.

On November 21, 2017, Pacific West Real Estate Opportunity Fund, LLC (PWREO), closed on the sale of Hickory Flat with net sale price of \$3,208,115. We originally bought the property in November 2012 for \$2,273,756. In February 2016, the Wendy's tenant exercised their right to buy their pad from us for \$735,000. This sale was for the two remaining multi-tenant buildings. Our goal with this property was to maintain and attract strong tenants, growing the net operating income before selling. During PWREO's ownership, occupancy increased from 70% to 89%, we maintained strong tenants like Papa Johns and Hickory Liquor, and we attracted Dancenter South. Hickory Flat is definitely a success for PWREO.

Hickory Flat Purchase Price (November 2012)	~\$2,273,756
Capital Expenses	<u>~\$86,044</u>
<b>Total</b>	<b>~\$2,359,800</b>
Net Sale Price (November 2017)	~\$3,208,115
Wendy's Net Sale Price (February 2016)	~\$735,000
Approx. NOI During Ownership	<u>~\$1,154,400</u>
<b>Total</b>	<b>~\$5,097,515</b>

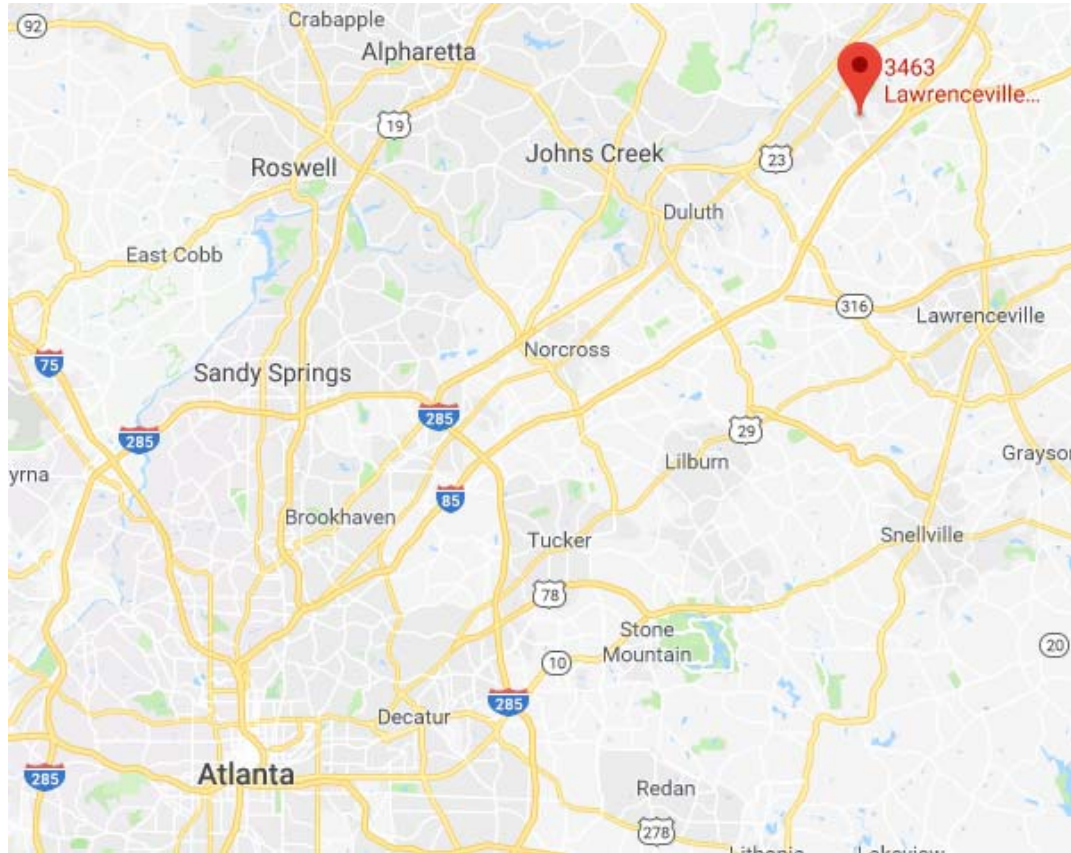


PWRE2 has made another acquisition that closed yesterday, November 30.



**Main Street Commons** is a 24,388 sq. ft. shopping center north east of Atlanta, in Suwanee, GA. PWRE2 owns 100% of this center and purchased it for \$3,509,813. It is situated on a busy corridor with traffic counts exceeding 45,000 vehicles per day along Highway 317. Neighboring retail properties include IHOP, QuickTrip, Advanced Auto, Lowe’s, and Walmart. Currently it is 72.5% occupied with local stores and offices including Staffing Solutions (who just renewed their lease, moving to a larger space), C2 Education, and Suwannee Karate. Main Street has

been a minimally managed center with few stable tenants; however, it has a lot of potential under strong management.



PWREO signed one new lease in November. A MetroPCS franchisee signed a five-year lease at **Highlands Shopping Center** and is moving into 1,100 sq. ft.

PWREI signed three new leases in November. The first is a 10-year lease for 2,037 sq. ft. at **East West Market** where a doctor is opening Cobb Medical Clinic. A new T-Mobile store from a large franchisee signed a 5-year lease for 1,256 sq. ft. in **Gateway Center**. At **Log Pond**, Uprite Vapor Inc, an e-cigarette/vapor store, just signed a 3-year lease for 1,199 sq. ft.

As always, please don't hesitate to call with questions, and we always welcome visitors.

Thanks –

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**PWREO Scorecard**  
**(approximate investment by PWREO)**  
**all data as of 10/31/17**

**Palm Bay Commons — SOLD April 2013** PWREO sold this 9,000 sq. ft. property in April 2013 for \$1.35M. The property was purchased in May 2012.

Initial Investment	Profit	Multiple	Gross IRR
\$936,659	\$338,191	1.51x	48.42%

**Eastern and St. Rose — SOLD August 2013** PWREO sold this property in August 2013 for \$6.5M. PWREO owned 22% of this property. Purchased for \$3.21M in December 2011, this 20,180 sq. ft. commercial property is located at the northwest corner of Eastern Ave and St. Rose Parkway in Henderson, NV.

Initial Investment	Profit	Multiple	Gross IRR
\$709,000	\$547,131	1.84x	46.68%

**Jonesboro-Towne Crest — SOLD May 2015** PWREO purchased this property in May 2012. This 20,109 sq. ft. commercial property is located at the corner of Jonesboro Road and Vinings Drive in McDonough, GA. This property sold on May 18, 2015 for ~\$3.3M net.

Initial Investment	Profit	Multiple	Gross IRR
\$1,559,778	\$1,591,182	2.05x	28.34%

**Shoppes at Princeton Lakes — SOLD July 2015** PWREO owned 25% of this property located in Atlanta, GA. It was purchased in May 2013 for \$3.1M. The property includes one retail building with 13,264 sq. ft. of space. This property sold on July 7, 2015 for ~\$4.15M net.

Initial Investment	Profit	Multiple	Gross IRR
\$775,000	\$310,873	1.55x	24.44%

**Shoppes of Andover — SOLD August 2015** This 21,599 sq. ft. property in Orlando, FL was purchased in August 2012. The location is easily accessible from the interstate and benefits from Publix as a shadow-anchor. This property was sold on August 6, 2015 for ~\$4.62M net.

Initial Investment	Profit	Multiple	Gross IRR
\$2,918,863	\$1,859,243	1.77x	22.72%

**King's Crossing — SOLD October 2015** This 15,000 sq. ft. property, located in Kennesaw, GA, just outside of Atlanta, was purchased in August 2012. It is located next to a busy Bank of America branch, has excellent visibility from the street, and easy access to I-75. This property was sold on October 16, 2015 for ~\$1.7M net.

Initial Investment	Profit	Multiple	Gross IRR
\$855,401	\$829,486	1.99x	25.70%

**Buenaventura Lakes — SOLD November 2015** This property was purchased in May 2013 for \$2.8M and is located in Kissimmee, FL, just outside of Orlando. The property consists of 23,625 sq. ft. of inline retail space. The property was 91% owned by PWREO. The Bank of America parcel was sold on May 9, 2014 for \$1.23M. The remaining property sold on November 4, 2015 for ~\$3.362M net.

Initial Investment	Profit	Multiple	Gross IRR
\$2,402,405	\$1,537,890	1.77x	34.45%

**Shoppes of Maitland — SOLD December 2015** Purchased in December 2012, this property is located in Maitland, FL, a suburb of Orlando. The property consists of a 3,820 sq. ft. Regions Bank with drive-thru and a 16,441 sq. ft. retail shops building with second story office spaces. Regions Bank parcel sold February 2014 for \$3.986M. The remaining property sold on December 9, 2015 for ~\$3.1M net.

Initial Investment	Profit	Multiple	Gross IRR
\$4,109,872	\$2,840,230	1.85x	43.20%

**Crabapple Station — SOLD December 2015** This property was purchased in February 2013 and is located in Milton, GA, a suburb of Atlanta. The property consists of 18,943 sq. ft. of retail space in three buildings. This property sold on December 30, 2015 for ~\$4.17M net.

Initial Investment	Profit	Multiple	Gross IRR
\$2,625,000	\$1,558,819	1.80x	26.38%

**Westminster Crossings — SOLD May 2016** PWREO purchased 50% of this property located in Westminster, CO in August 2012. It totals 28,713 sq. ft. and is shadow-anchored by Lowe's Home Improvement. This property sold on May 9, 2016 for ~\$3.9M net to PWREO.

Initial Investment	Profit	Multiple	Gross IRR
\$1,948,347	\$1,784,859	2.24x	25.90%

**Fort Apache Shopping Center — SOLD June 2016** PWREO purchased the note secured by this property in Las Vegas, NV for \$1.85M and took ownership in August 2013 via trustee’s sale. The property consists of 9,819 sq. ft. of retail space. The property sold in June 2016 for ~\$2.7M net.

Initial Investment	Profit	Multiple	Gross IRR
\$1,942,500	\$852,072	1.55x	16.88%

**Bell West Ranch Shops – SOLD August 2016** PWREO purchased this property and assumed an underlying loan in August 2012. The center is located on Bell Road near the growing Loop 303 corridor in Surprise, AZ. The 7,000 sq. ft. O’Reilly Auto Parts pad sold in October 2012 for ~\$1.98M net, which was used to pay down the loan. The remaining 20,225 sq. ft. of retail space sold on August 15, 2016 for ~\$3.82M net, with owner carryback financing. Final investment analysis numbers will be available when buyer pays off the loan balance.

Initial Investment	Profit	Multiple	Gross IRR
\$4,692,339	\$1,471,964	1.53x	16.79%

**91st and Northern (Peoria Crossing) – SOLD August 2016** PWREO purchased this property in June 2012. This 7,900 sq. ft. commercial building is located in the popular Peoria Crossings shopping center just off Arizona Loop 101. The building is anchored by a 2,700 sq. ft. Streets of New York restaurant. Property sold on August 31, 2016 for ~\$2.1M net.

Initial Investment	Profit	Multiple	Gross IRR
\$1,057,874	\$1,031,050	2.03x	18.86%

**Stonebridge Shops – SOLD December 2016** This property is located in Mesa, AZ and was 50% owned by PWREO. The property was purchased in August 2012 for \$2.65M. The property consists of 30,235 square feet of shops, shadow-anchored by Safeway. It was sold on December 22, 2016 for ~\$4.44M net.

Initial Investment	Profit	Multiple	Gross IRR
\$1,306,793	\$808,909	1.76x	16.17%

**Northlake Promenade – SOLD December 2016** This property, located in Atlanta, GA, was purchased in September 2012 for \$3.4M. The property was 80% owned by PWREO. The AT&T portion of the building sold on April 23, 2013 for \$1.825M. The remaining shops were sold on December 29, 2016 for ~\$4.05M net.

Initial Investment	Profit	Multiple	Gross IRR
\$2,742,170	\$1,887,301	2.32x	40.40%

**International Promenade – SOLD July 2017** PWREO purchased this property in April 2012. The 35,296 sq. ft. commercial property is located at the corner of US Highway 192 and Vineland Road in Kissimmee, FL. The Taco Bell parcel sold for \$1.9M on September 17, 2013. The remainder of the property was sold on July 13, 2017 for ~\$5.375M net.

Initial Investment	Profit	Multiple	Gross IRR
\$3,167,940	\$3,844,957	2.38x	26.08%

**Shoppes at Summerlin – SOLD August 2017** PWREO owned 50% of this property in the affluent Summerlin area of Las Vegas, NV. The property was purchased in August 2012 for \$2.86M. The center consists of 16,127 sq. ft. It is shadow-anchored by K-Mart, Lowe’s, and Trader Joe’s. This property was sold on August 11, 2017 for ~\$4.873M net.

Initial Investment	Profit	Multiple	Gross IRR
\$1,467,225	\$1,026,250	2.59x	27.13%

**Arrowhead Festival** — PWREO purchased this property in March 2012. The 12,615 sq. ft. commercial property is located at the northeast corner of Bell Road and 73rd Ave in Glendale, AZ. America’s Best Contacts and Eyeglasses relocated within the building and expanded their footprint to over 5,200 sq. ft. in June 2016. A new lease was signed with Jackson Hewitt for 1,313 sq. ft.

Initial Investment	Net Investment	Occupancy	2017 Q1-Q3 NOI
\$1,739,027	\$1,899,678	79%	\$149,625

**Vistancia Marketplace** — This property, located in Peoria, AZ, was purchased in October 2012 for \$25.9M and is 25% owned by PWREO. The center is located in the master planned community of Vistancia, which will have over 17,000 homes at final build-out. The Chase pad and Walgreens pad sold in March 2013 for ~\$10.82M combined net. The Safeway pad sold November 2013 for ~\$14.1M net. A vacant restaurant pad sold for ~\$781k net in July 2016. A three-tenant building sold for ~\$2.2M net in September 2016. This property has recouped all invested funds through these partial sales. Remaining shops space totals 41,075 sq. ft.

Initial Investment	Net Investment	Occupancy	2017 Q1-Q3 NOI
\$3,237,500	\$0	85%	\$58,810

**Fairway Park Plaza** — This property is located in Phoenix, AZ at the hard corner of 59th Ave and W. Indian School Rd, a high-volume, stabilized intersection. Purchased in November 2012, the property consists of 32,133 sq. ft. of shops space, shadow-anchored by a CVS Pharmacy. A new lease was signed with Center for Neighborhood Leadership for 3,062 sq. ft.

Initial Investment	Net Investment	Occupancy	2017 Q1-Q3 NOI
\$925,914	\$1,107,385	94%	\$195,482

**Hickory Flat** — This property is located in Holly Springs, GA within the greater Atlanta metropolitan area. It was purchased in November 2012. The center includes 19,285 sq. ft. of retail space in two separate buildings. Tenants include a 6,000 sq. ft. liquor store and Papa John's Pizza. Wendy's exercised the option to purchase their parcel on February 29, 2016 for \$735k net. *The remaining property sold on November 21, 2017 for ~\$3.264M net. Sale will be reflected in next month's report.*

Initial Investment	Net Investment	Occupancy	2017 Q1-Q3 NOI
\$2,276,454	\$1,627,498	89%	\$193,630

**Village Shoppes at Altamonte** — This property is in Altamonte Springs, FL, a suburb of Orlando, and was purchased May 2013. The property consists of 35,381 sq. ft. of retail space. Tenants include Altamonte Springs Yoga, International Diamond Center, and The Crepevine restaurant, among others. Net investment figure is lower than the initial investment thanks to the proceeds received from the eminent domain taking settlement.

Initial Investment	Net Investment	Occupancy	2017 Q1-Q3 NOI
\$2,900,000	\$1,131,638	91%	\$270,723

**Highlands Shopping Center** — PWREO owns this property located in Clearwater, FL, purchased in June 2013 for \$700k. The property includes two retail buildings with 19,015 sq. ft. of space. The property is shadow anchored by a Walmart Neighborhood Market. A new lease was signed with China 1 Restaurant for 3,353 sq. ft. *(With a new lease signed in November, occupancy is now 47%).*

Initial Investment	Net Investment	Occupancy	2017 Q1-Q3 NOI
\$700,000	\$760,230	41%	\$4,592



**Note: 2017 NOI numbers reflect PWREO's portion of the total. All profit, NOI, Gross IRR, and Multiple calculations presented are unaudited gross estimates.**

**All numbers within this report are unaudited and should be considered as close approximations. Members receive the audited results on an annual basis.**