



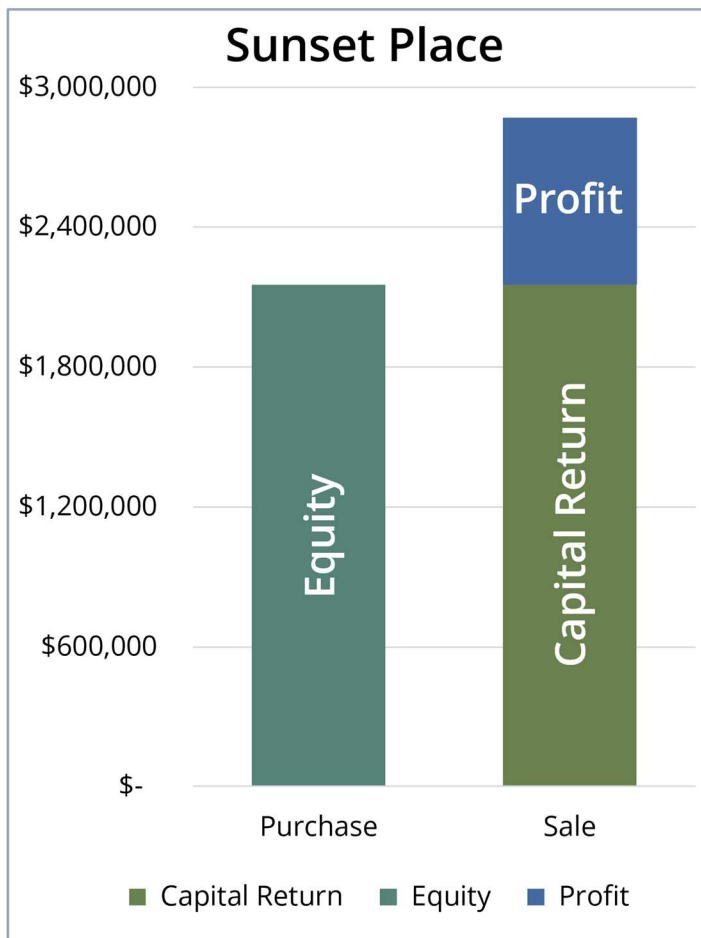
February 2025 Update

PWL will hold its 2025 annual meeting for current investors and advisors in April in the Seattle area. For investors and advisors unable to attend in person, participation will also be available via Zoom. The annual meeting features a review of the previous year's results, including commentaries on the recently released audits and tax returns. Such meetings always include a robust question-and-answer session.

Both PWREI and PWRE2 are doing well. Previewing the **PWREI** (*unaudited*) financials, one number that pulls our focus is the \$3.9M distributed to Members in the past 12 months, or 14% of the capitalization at the beginning of the year. I also liked seeing that our total leased square footage is greater now than it was at the start of the year, even though we have one less property in the portfolio. **Overall, the results are excellent.**

Reviewing the PWRE2 (*unaudited*) results, which you will see in the quarterly report and in the audit, a couple of numbers jump out at me. Revenue is down from the same period last year due to property sales. However, Net Operating Income for the two periods is almost equal. Free cash flow for Q4 compared to the same period a year ago is up 33%. **That's a nice result.**

We are very pleased to announce that PWL has completed its 1031 Exchange of Sunset Place. In September, PWL had a great success for investors when we closed on the sale of [Sunset Place](#). The 22,000 sq. ft. shopping center in Sunset Hills, Missouri, had been purchased in September 2023 for ~\$4.75M on a capital raise of just ~\$2.15M. In our original business plan, the projected IRR to investors was 9.9% over a 10-year hold. We were happily surprised when we received an offer from a Missouri-based investment firm for substantially more than we had just paid. The Property sold in September 2024 for ~\$5.7M. Net of all fees and Manager participation to PWL, investors were up 30%+ in a year.



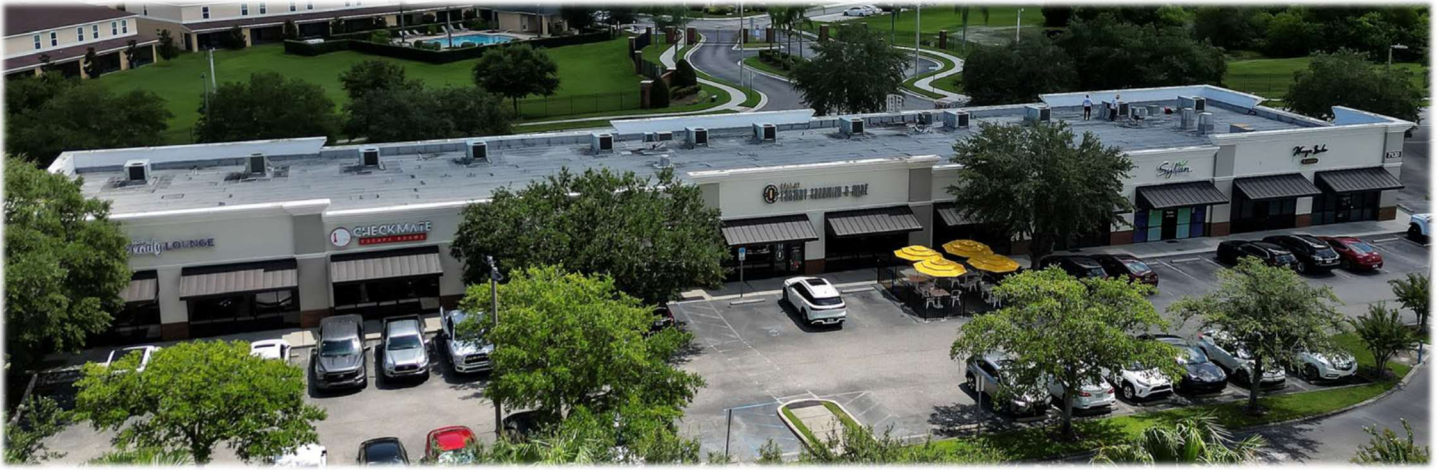
Acquisition Summary	
Purchase Price (Oct 2023)	\$ 4,755,550
Operating Reserve	\$ 247,950
Total	\$ 5,003,500
Equity	\$ 2,153,500
Loan	\$ 2,850,000
Total	\$ 5,003,500

Disposition Detail	
Net Sale Price (Sep 2024)	\$ 5,607,741
CF During Ownership	\$ 9,452
Total Earnings	\$ 5,617,193
Loan Payoff	\$ 2,811,176
Net Proceeds	\$ 2,806,017

	Gross	Net
IRR	40.1 %	32.0 %
MOIC	1.4x	1.3x

After conversations with the investors who participated in the Sunset investment, it was agreed we would make a [1031 exchange](#) of the sales proceeds, if we could find an attractive target property within the mandated time limits. We were able to find such a property, and the funds from this sale were used to acquire [Kings Lake Center](#).

[Kings Lake Center](#) is a 15,000 sq. ft. neighborhood shopping center located in Gibsonton, Florida near Tampa. In December, PWL purchased this property for \$5.7M. Located in a rapidly developing retail corridor, the center features a single building of multi-tenant shops and has a solid tenant mix of national and local businesses. The property is at a retail nexus for a large trade area that has experienced significant development in the last 5 years. A large Publix grocery store has recently been built across the street, which has significantly increased traffic to the intersection and the tenants of Kings Lake Center.



Josh and I are pleased that all the investors in Sunset agreed to make the 1031 exchange journey with us.

Club Deals

As you can see from our recent sales, including Sunset Place, we continue to source high-quality, tax-advantaged real estate investments even in this challenging market. **If you're interested in participating, please give me a call.** The terms for club deals are very similar to those underlying PWRE1 & PWRE2. We charge a 1% one-time acquisition fee and 1% per year of asset value. We split the profits 80/20, in favor of investors. The minimum investment is typically \$250K. **In general, Club Deals are only circulated to potential investors who ask about participating.**

1031 Exchanges

In the last two years, PWL helped facilitate **nine 1031 exchanges** for investors, including the very recent [Sunset Place](#) and [Conquistador Apartments](#) exchange. The tight 45-day property identification period is the biggest challenge of the 1031 exchange process. Unlike most of us, Josh and his team analyze every single property that comes onto the market, which is critical to not miss a potentially excellent investment in the current, challenging market. This wide-net view of the current offerings, along with our thorough and conservative evaluations, means we only put opportunities in front of potential investors that we feel will make for truly high-quality investments.

We do not reduce the rigorousness of our evaluation process on properties simply because we have an investor needing to make a 1031 exchange, so the more advance notice we have, the higher the likelihood you will make a successful exchange.

PWL signed two lease extensions in January.



STARBUCKS

[Starbucks](#), the National Coffee Chain, exercised their option to renew their 2,000 sq. ft. lease for 10 years at [Rosemount Crossing](#).



THE UPS STORE

[The UPS Store](#) exercised their option to renew their 1,500 sq. ft lease for 8 years at [Clinton Crossing](#).

If you'd like to meet for breakfast or lunch, please give Martin a shout so we can get something on the calendar.

Final thought:

An investor recently asked me, *"What should I do when I visit Seattle?"* My answer, *"Don't miss [Jazz Alley](#)."* I'm surprised how many locals have never been. Great food, great live music by many of the best jazz musicians currently touring, all in an intimate setting. Tell the manager, Bernie Spring, Martin sent you.

Stay healthy and keep smiling –

Martin A. Stever
Partner
martin@pacificwestland.com
(206) 780-3944 direct
(206) 780-4040 office

Sally Erickson
Investor Relations & Marketing Manager
sally@pacificwestland.com
(206) 201-3212 direct

PWREI Scorecard

Approximate investment by PWREI

Data as of 12/31/2024

Willow Hill Center

The 21,082 sq. ft. center located in Puyallup, WA, was purchased in May 2014 with an 83% stake by PWREI. We sold the Starbucks pad in October 2014 for ~\$2.35M net and the Ivar's pad in April 2015 for ~\$1.27M net. The property currently has 9 tenants, the most recognizable being F45 Fitness, Pho Tai Vietnamese, and Rainier Growlers.

Initial Investment	Net Investment	Occupancy	2024 Q3 NOI
\$5,625,000	\$2,943,228	66%	\$253,670

Gulf Breeze

PWREI purchased this 27,739 sq. ft. property located in Port Arthur, TX in January 2015. The property is shadow-anchored by the major grocery store, H-E-B, and maintains great visibility from both HWY 347 and HWY 365. Gulf Breeze's tenants include Edward Jones, World Finance, Super Cuts, Republic Finance, The Nutrition Store, Pizza Hut, and a Wells Fargo ATM.

Initial Investment	Net Investment	Occupancy	2024 Q3 NOI
\$2,677,500	\$2,889,380	91%	\$283,963

Log Pond Plaza

Located in a dense residential area just north of State Route 16 in Newark, OH, this 27,368 sq. ft. property was purchased by PWREI in March 2015. The property is shadow-anchored by a Walmart Super Center with a Home Depot across the street. Log Pond boasts a healthy mix of 12 local and national tenants, which include Hertz, Cheng's Chinese, Fiesta Salon, CX Staffing, and CATO.

Initial Investment	Net Investment	Occupancy	2024 Q3 NOI
\$1,850,000	\$2,179,603	90%	\$225,771

Massard Farms

This large shopping complex in Fort Smith, AR was purchased in April 2015. In September 2018, the Kohl's building sold for \$8.9M net. After its sale, PWREI still owns 71,592 sq. ft. of leasable space. Massard Farms tenants include an IHOP, Savers, Sports Clips, and Pad Thai Cuisine.

Initial Investment	Net Investment	Occupancy	2024 Q3 NOI
\$13,415,287	\$7,401,127	98%	\$380,993

Massillon Commons

Located along the busy Lincoln Way corridor in Massillon, Ohio, this property was purchased in June 2015 for a 66.7% stake for PWREI. In June 2016, the Home Depot pad sold for ~\$9.36M net, with the proceeds used to pay off debt. In addition to a 50,503 sq. ft. Dunham's Sports, Massillon Commons boasts 63,048 sq. ft. of leasable space that includes 10 tenants, the largest being P.S. Cook's, OakPark Preschool, and Stark Medical.

Initial Investment	Net Investment	Occupancy	2024 Q3 NOI
\$8,618,667	\$2,502,750	87%	\$291,796

Greensburg Commons

Purchased in July 2015 for a 66.7% stake for PWREI, this large 88,953 sq. ft. shopping center is located at the intersection of I-74 and State Rd. 3 in Greensburg, IN. In December 2016, the Walmart parcel sold for ~\$13.9M net with most of the proceeds used to pay off debt. Greensburg Commons holds a mix of 15 local and national tenants. The most recognizable tenants are Jimmy John's, Great Clips, GameStop, GNC, Rent-A-Center, Feeder's Pet Supply, Goodwill, and Bath & Body Works. A new lease was signed at the end of February 2024 with Marshalls to lease almost 22,000 square feet and they opened in October 2024.

Initial Investment	Net Investment	Occupancy	2024 Q3 NOI
\$12,512,000	\$3,884,907	91%	\$242,261

Gateway Center

PWREI purchased this 28,056 sq. ft. mixed retail space, located in Newberry, SC, in October 2015. Gateway Center sits at the intersection of US 76 and Main St. and is shadow-anchored by a Walmart. With 10 tenants, the center's most notable occupants include GameStop, Quick Credit, Nexien, and T-Mobile.

Initial Investment	Net Investment	Occupancy	2024 Q3 NOI
\$2,030,055	\$2,233,215	100%	\$263,476

Powder Springs

Purchased in October 2015 by PWREI, this 15,050 sq. ft. strip center is located on Richard D. Sailors Pkwy in Powder Springs, GA. Upon purchasing the property, we also acquired a vacant pad that we sold in February 2016 for ~\$280K net. Powder Springs is shadow-anchored by a Home Depot and has 8 tenants total, including Hanger Prosthetics, Premier Martial Arts, and Esteem Dental Studio. The property is 100% leased.

Initial Investment	Net Investment	Occupancy	2024 Q3 NOI
\$1,100,000	\$745,182	100%	\$169,015

Sugarcreek Crossing

Located in Centerville, OH, PWREI purchased Sugarcreek Crossing in October 2015 and holds a 66.7% stake. Upon purchase, the property included three parcels: a ground leased Cracker Barrel pad that was eventually sold in May 2016 for ~\$2.28M net; a Tire Discounters pad that was sold in December 2016 for ~\$2.96M net; and a multi-tenant retail building containing a UPS store, a Chiropractic office, and Five Guys burgers, among others.

Initial Investment	Net Investment	Occupancy	2024 Q3 NOI
\$5,117,333	\$2,161,342	96%	\$247,861

East West Market

Purchased as a joint deal with Castleberry Promenade, PWREI acquired this 17,017 sq. ft. property in February 2016. East West Market is located along the East-West Connector in Austell, GA. The 1.09-acre Dunkin Donuts pad sold in June 2020 for ~\$522K net. The property currently holds 6 tenants, the largest being WellStar Health System, American Health Imaging, and Thumbs Up Diner.

Initial Investment	Net Investment	Occupancy	2024 Q3 NOI
\$2,660,000	\$2,206,308	100%	\$229,340

Castleberry Promenade

PWREI acquired this 26,651 sq. ft. property in February 2016 as a joint deal with East West Market. Castleberry Promenade is located at the busy intersection of Bethelview Rd. and Castleberry Rd. in Cumming, GA. Upon purchase, the property included leasable space as well as two small developable pads. This property currently has 10 tenants, among them Kumon Learning, Castleberry Ale House, Templo Mexican Restaurant and Ovo Salon.

Initial Investment	Net Investment	Occupancy	2024 Q3 NOI
\$2,906,000	\$3,237,237	100%	\$241,400

Village at Las Sendas

PWREI purchased this 39,144 sq. ft property in June 2016 for a 33.4% stake. The Village at Las Sendas is located at the intersection of McDowell Rd. and Power Rd. in Mesa, AZ. This shopping center has a diverse mix of 16 national and local tenants, with the most recognizable being Chipotle, Jimmy John's, and Smashburger.

Initial Investment	Net Investment	Occupancy	2024 Q3 NOI
\$2,922,500	\$3,030,034	96%	\$197,847

Benjamin Square – SOLD September 2024

PWREI purchased this 9,950 sq. ft. property in May 2014. Benjamin Square is in a highly visible center just off of I-5 in Woodland, WA. The property has 7 tenants and is now 100% leased; the national tenants include Starbucks (drive-thru), Subway, Papa Murphy's, T-Mobile, and H&R Block. Benjamin Square Sold in September 2024 for \$3.46M.

Initial Investment	Profit	Deal Multiple	Deal IRR
\$1,900,000	\$3,876,230	2.68x	12.8%

Auburn Road – SOLD August 2023

Located in Dacula, GA, this 8,400 sq. ft. property was purchased by PWREI in August 2014. The center is located at the busy intersection of Auburn Rd. and Jim Moore Rd. and is at the center of a sprawling residential area. Auburn Road's 4 tenants include State Farm, Intracore Healthcare, Georgia Veterinary, and Center Stripe Golf. Auburn Road sold in August 2023 for \$2.2M

Initial Investment	Profit	Deal Multiple	Deal IRR
\$1,000,000	\$2,457,306	3.1x	16.3%

Oak Creek Commons– SOLD June 2022

This small 10,462 sq. ft. strip center located in Oak Creek, WI was purchased by PWREI in May 2015. Being south of Milwaukee, the area's population growth and average household income are projected to outpace the national average over the next five years. Oak Creek Commons sold in June 2022 for \$2.5M.

Initial Investment	Profit	Deal Multiple	Deal IRR
\$1,191,750	\$2,499,248	2.81x	18.4%

Shoppes at Buford – SOLD June 2022

This 20,844 sq. ft. property was purchased by PWREI in May 2014 and is located in Buford, GA. The center's location across from the Mall of Georgia puts it in a retail corridor ideal for drawing shoppers. Shoppes at Buford sold in June 2022 for \$5.7M.

Initial Investment	Profit	Deal Multiple	Deal IRR
\$2,740,600	\$5,699,583	2.68x	15.1%

Roosevelt Place – SOLD November 2021

This 14,000 sq. ft. property was purchased in August 2014 by PWREI. The property is located in the industrial corridor of Phoenix, AZ, by I-10. This location allows for heavy daytime traffic. In May 2016, the Jack in the Box pad sold for ~\$1.08M. Roosevelt Place sold in November 2021 for \$5.02M.

Initial Investment	Profit	Deal Multiple	Deal IRR
\$2,960,000	\$4,620,030	2.55x	19.9%

Dail Center – SOLD August 2020

PWREI purchased Dail Center in December 2014. This 16,145 sq. ft. center is located along US Route 17 in famous Myrtle Beach, SC. Due to its popular location, the area attracts over 14 million visitors each year. In August 2020, Dail Center was sold for \$2.4M and was 100% occupied.

Initial Investment	Profit	Deal Multiple	Deal IRR
\$1,522,500	\$1,990,807	2.08x	16%

Little Corona – SOLD August 2020

Located at the busy intersection of Rural Rd. and Ray Rd. in Chandler, AZ, this 6,074 sq. ft. property was purchased by PWREI in December 2014. Little Corona was sold in August 2020 for \$1.57M. At the time of sale, Little Corona held 100% occupancy.

Initial Investment	Profit	Deal Multiple	Deal IRR
\$1,010,000	\$1,170,646	1.82x	13%

Note: 2024 NOI numbers reflect the PWREI's portion of the total. All profit, NOI, Gross IRR, and Deal Multiple calculations presented are unaudited gross estimates. All numbers within this report are unaudited and should be considered as close approximations. Members receive audited results on an annual basis from a PCAOB-registered public accounting firm.