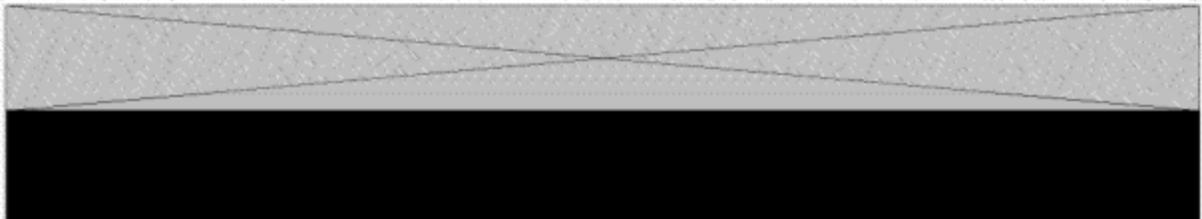


To: Jeff[jeevacation@gmail.com]
From: "Second City Capital" [REDACTED] on behalf of
Second City Capital [REDACTED]
Sent: Tue 9/4/2012 7:28:27 PM
Subject: Quarterly Performance Update - City II - Opportunistic RE Fund

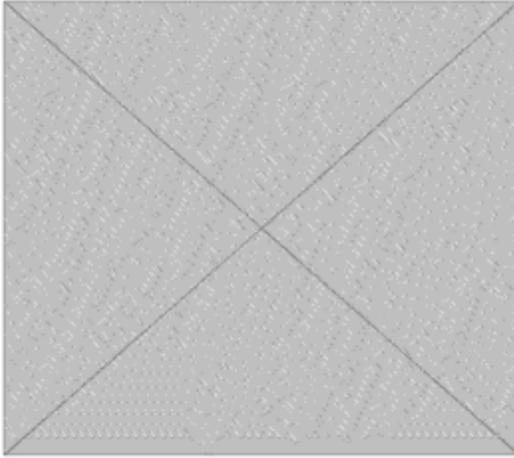
Title: Quarterly Performance Update - City II - Opportunistic RE Fund



HIGHLIGHTS: Q2 - 2012

- Completed a second closing, fund size of \$86 million.
- Achieved **stabilized occupancy of 80%** at City Center.
- Lowered our acquisition price of Bedford from \$9.8 million to \$9.0 million.
- Executed a non-binding letter of intent with a National Home Builder at Rancho Mirage.
- **Finalizing a significant commitment from a large institutional investor for a final closing on September 30th, 2012.**

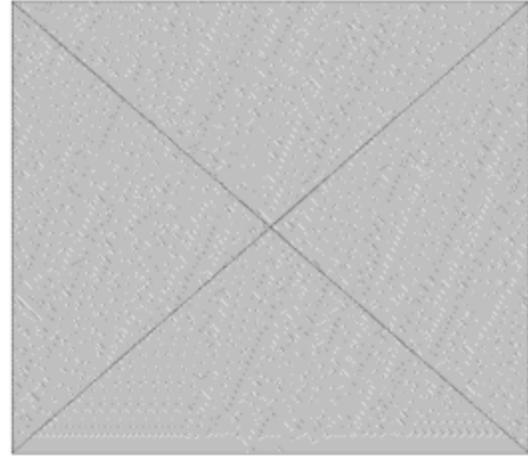
A SAMPLE OF OUR PORTFOLIO



Cherry Creek

Denver, CO

- 594,000 (total) SF office complex
- 356,000 SF campus
- 238,000 SF tower
- Purchase price: \$62.5 million
- Partnership interest of 42.2%



Rancho Mirage

Palm Springs, CA

- 320 Acres
- Residential Development
- Purchase price: \$18.8 million
- \$14.7 million VTB @ 5% (15 year term)
- Non-binding LOI with National Builder - top line sales royalty on 1,200 homes



City Centre

St. Petersburg, FL

- 242,000 SF office
- Purchase price: \$16.5 million
- \$68 per SF



Central Fairwinds

Orlando, FL



Bedford

Brooklyn, NY

- 29 unit multi-family project
- Purchase price: \$9.0 million

- 100,000 SF of new leases completed
- Occupancy: 80%

- 170,000 SF Office
- Purchase price: \$14.2 million
- \$84 per SF
- Occupancy: 66%

- Original contracted price: \$9.8 million
- Occupancy: 97%

Final Closing is scheduled for September 30th, 2012
Contact Kyle Dunn: [REDACTED]

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Real Estate Investor

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