



Caliber Full Asset Returns Track Record

Arizona Sold Property	City	Purchase	Improvement Costs	Purchase + Improvement	Total Revenue	Total Expenses	Sale	Profit	Hold Period	Deal Multiple	Total ROI	IRR	Purchase Date	Sale Date
Apartments - 521 E Mariposa St	Phoenix	\$225,000	\$380,251	\$605,251	\$290,773	\$153,425	\$895,000	\$427,096	6.1 Years	1.71x	71%	18%	2/15/13	3/15/19
Apartments - 502 E Mariposa	Phoenix	\$300,000	\$2,588	\$302,588	\$18,526	\$10,507	\$670,000	\$375,431	2.1 Years	2.23x	123%	45.2%	7/17/12	9/9/14
Apartments - 3015 E Paradise	Phoenix	\$555,000	\$14,535	\$569,535	\$152,267	\$50,303	\$775,000	\$307,430	2.1 Years	1.54x	54%	25.2%	3/9/12	3/31/14
Baywood Square Office Complex - 7165 E University Dr	Mesa	\$460,000	\$499,712	\$959,712	\$5,517	\$356,373	\$1,525,099	\$214,531	5.8 Years	1.17x	17%	7.5%	6/14/13	3/28/19
Scottsdale Commons Apartments - 8750 E McDowell	Scottsdale	\$3,725,226	\$1,295,413	\$5,020,639	\$3,295,117	\$3,438,883	\$8,600,000	\$3,435,596	3.7 Years	1.62x	62%	15.7%	7/11/11	3/31/15
Mountain View Square Apartments - 9620 N 12th St	Phoenix	\$2,100,000	\$933,019	\$3,033,019	\$1,843,388	\$1,460,649	\$4,425,000	\$1,774,720	5.3 Years	1.32x	32%	11.2%	6/10/13	10/10/18
South Mountain Square Apartments - 1630 E Baseline Rd	Phoenix	\$1,500,000	\$1,983,354	\$3,483,354	\$4,525,288	\$2,712,685	\$10,750,000	\$9,079,249	6.2 Years	3.10x	210%	38.2%	12/28/12	2/22/19
Bahia Office Building - 8900 E. Bahia Drive	Scottsdale	\$300,000	\$0	\$300,000	\$0	\$0	\$330,000	\$30,000	1.6 Years	1.10x	10%	6.2%	6/1/15	1/20/17
The Palms (includes all 3 properties)	Phoenix	\$14,050,000	\$708,630	\$14,758,630	\$14,070,776	\$8,814,565	\$25,000,000	\$15,497,581	3.3 Years	2.06x	106%	28.1%	8/18/16	12/10/19
↳ Palm Shadows Apartments- 1350 E Thomas Rd	Phoenix	^	^	^	^	^	^	^	^	^	^	^	^	^
↳ Siesta Palms Apartments - 2541 W Georgia Ave	Phoenix	^	^	^	^	^	^	^	^	^	^	^	^	^
↳ Twin Palms Apartments- 4325 N 27th Ave	Phoenix	^	^	^	^	^	^	^	^	^	^	^	^	^
Uptown Square Apartments - 1335 & 1339 E Thomas Rd	Phoenix	\$662,000	\$1,482,272	\$2,144,272	\$848,139	\$459,037	\$3,015,000	\$1,259,830	5.7 Years	1.47x	47%	18.5%	3/23/12	12/7/17
Kingman Self Storage - 4514 N Powell Blvd	Kingman	\$495,000	\$42,963	\$537,963	\$361,518	\$352,607	\$800,000	\$270,948	4.0 Years	1.46x	46%	11.1%	12/21/16	12/30/20
Fiesta Tech Office Complex - 1325 N. Fiesta Blvd.	Gilbert	\$4,750,000	\$295,498	\$5,045,498	\$1,328,365	\$708,946	\$8,250,000	\$3,823,921	5.1 Years	1.76x	76%	12.6%	4/29/16	6/1/21
Treehouse Apartments - 3636 N Campbell	Tucson	\$4,800,000	\$8,974,024	\$13,774,024	\$7,824,451	\$4,102,441	\$23,000,000	\$12,947,986	6.8 Years	1.93x	93%	12.9%	4/28/14	2/10/21
Downtown Mesa Retail - 18 W. Main Street	Mesa	\$1,299,000	\$6,849	\$1,305,849	\$0	\$95,036	\$1,676,000	\$275,115	3.6 Years	1.20x	20%	5.2%	10/30/17	6/4/21
Downtown Mesa Retail - 48 W Main St	Mesa	\$840,000	\$0	\$840,000	\$109,764	\$79,257	\$1,149,000	\$339,507	3.8 Years	1.39x	39%	9.7%	7/19/17	5/5/21
Downtown Mesa Retail - 137 W Main St	Mesa	\$1,115,000	\$13,751	\$1,128,751	\$0	\$34,417	\$1,421,000	\$257,832	1.3 Years	1.22x	22%	16.7%	12/12/17	4/15/19
Downtown Mesa Retail - 155 W Main St	Mesa	\$910,000	\$9,498	\$919,498	\$0	\$45,946	\$1,203,000	\$237,556	1.8 Years	1.25x	25%	13.9%	7/7/17	4/15/19
Downtown Mesa Retail - 114 W Main St	Mesa	\$1,898,623	\$13,832	\$1,912,455	\$146,712	\$101,472	\$2,867,000	\$999,785	2.4 Years	1.52x	52%	20.0%	10/3/17	2/14/20
Downtown Mesa Retail - 120 W Main St	Mesa	\$902,948	\$75,612	\$978,560	\$151,021	\$84,338	\$1,184,000	\$272,123	3.6 Years	1.27x	27%	7.7%	10/3/17	5/20/21
Downtown Mesa Retail - 202 W Main St	Mesa	\$311,856	\$21,912	\$333,768	\$63,970	\$68,810	\$463,000	\$124,392	3.7 Years	1.33x	33%	9.2%	10/3/17	6/4/21
Downtown Mesa Retail - 206 W Main St	Mesa	\$346,590	\$0	\$346,590	\$948	\$27,779	\$395,000	\$21,579	3.7 Years	1.06x	6%	1.6%	10/3/17	6/7/21
Flagstaff Ranch SFR Home Lots 4130 S. Lariat Loop #81	Flagstaff	\$82,333	\$71,888	\$154,221	\$0	\$27,196	\$200,000	\$18,583	8.1 Years	1.07x	7%	1.9%	7/10/13	7/29/21
Flagstaff Ranch SFR Home Lots 4130 S. Lariat Loop #82	Flagstaff	\$82,333	\$552,673	\$635,006	\$0	\$0	\$720,000	\$84,994	3.7 Years	1.13x	13%	4.0%	7/10/13	3/31/17
Flagstaff Ranch SFR Home Lots 4130 S. Lariat Loop #83	Flagstaff	\$82,333	\$92,452	\$174,785	\$0	\$25,693	\$190,000	-\$10,478	8.1 Years	0.96x	-4%	-1.2%	7/10/13	7/29/21
Flagstaff Apartment Land - 1002 N. 4th St	Flagstaff	\$1,900,000	\$568,484	\$2,468,484	\$0	\$1,554	\$4,400,000	\$1,929,962	3.4 Years	1.78x	78%	19.6%	7/25/18	12/9/21
GC Square Apartments - 3535 W. Camelback Rd.	Phoenix	\$6,465,000	\$8,288,386	\$14,753,386	\$6,814,397	\$5,324,010	\$31,020,000	\$17,757,001	6.5 Years	1.91x	91%	14.6%	10/9/15	3/31/22
Northsight Crossing Retail Center	Scottsdale	\$21,100,000	\$14,382	\$21,114,382	\$3,895,577	\$1,262,164	\$27,400,000	\$8,919,031	1.7 Years	1.42x	42%	23.6%	1/25/22	10/13/23
Total/Average*		\$71,258,243	\$26,341,978	\$97,600,221	\$45,746,515	\$29,798,092	\$162,323,099	\$80,671,301	4.3 Years	1.75x	75%	19.0%		