

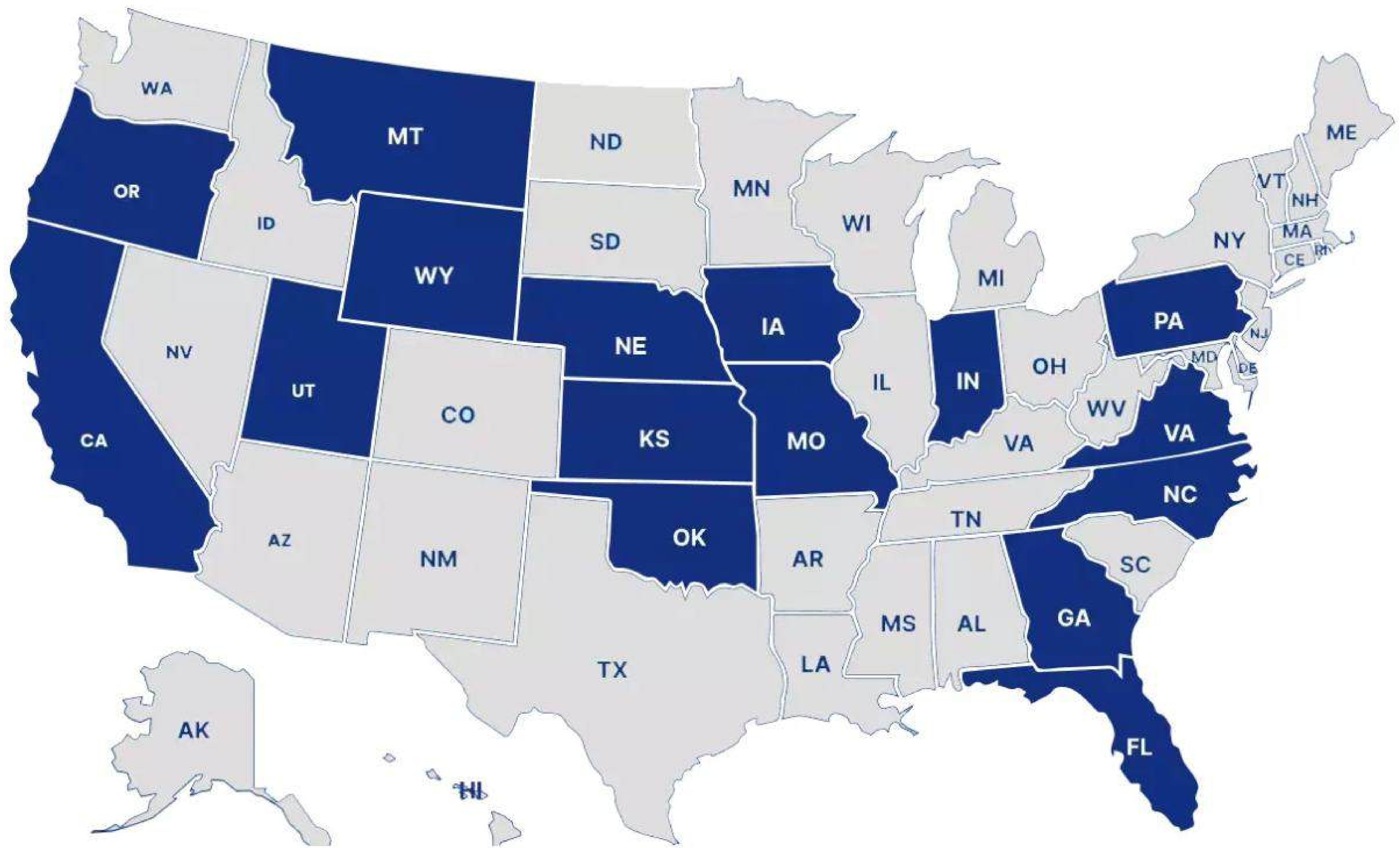
REAL ESTATE WITHOUT BORDERS

ABOUT US

McKee Private Capital is a second-generation family business specializing in the acquisition and management of multi-family housing communities throughout the U.S. With our affiliated companies, McKee Properties and McKee Commercial, we have over four decades of broad-based experience in all aspects of real estate operations.



PORTFOLIO



Current Investments

ELKHORN MEADOWS APARTMENTS

PRIME SQUARE APARTMENTS

PIONEER TOWNHOMES

WESTMONT APARTMENTS

OAKSHIRE SENIOR APARTMENTS

RIVER RUN APARTMENTS

CAPITAL GREENS APARTMENTS

AUTUMN RUN

SUNRISE GARDENS

EASTBROOK APARTMENTS

THE RESERVE AT 5TH

NEW YORKER APARTMENTS

CHARLES SCHWAB INVESTMENT CENTER

SIERRA VISTA

CASA DEL SOL

SIERRA POINTE

WOODWINDS



1001 B AVENUE, SUITE 203 CORONADO, CA 92118 |
MCKEEPRIVATECAPITAL.COM | T: (619) 435-7780

McKee Private Capital

PERFORMANCE

McKee Private Capital

PERFORMANCE

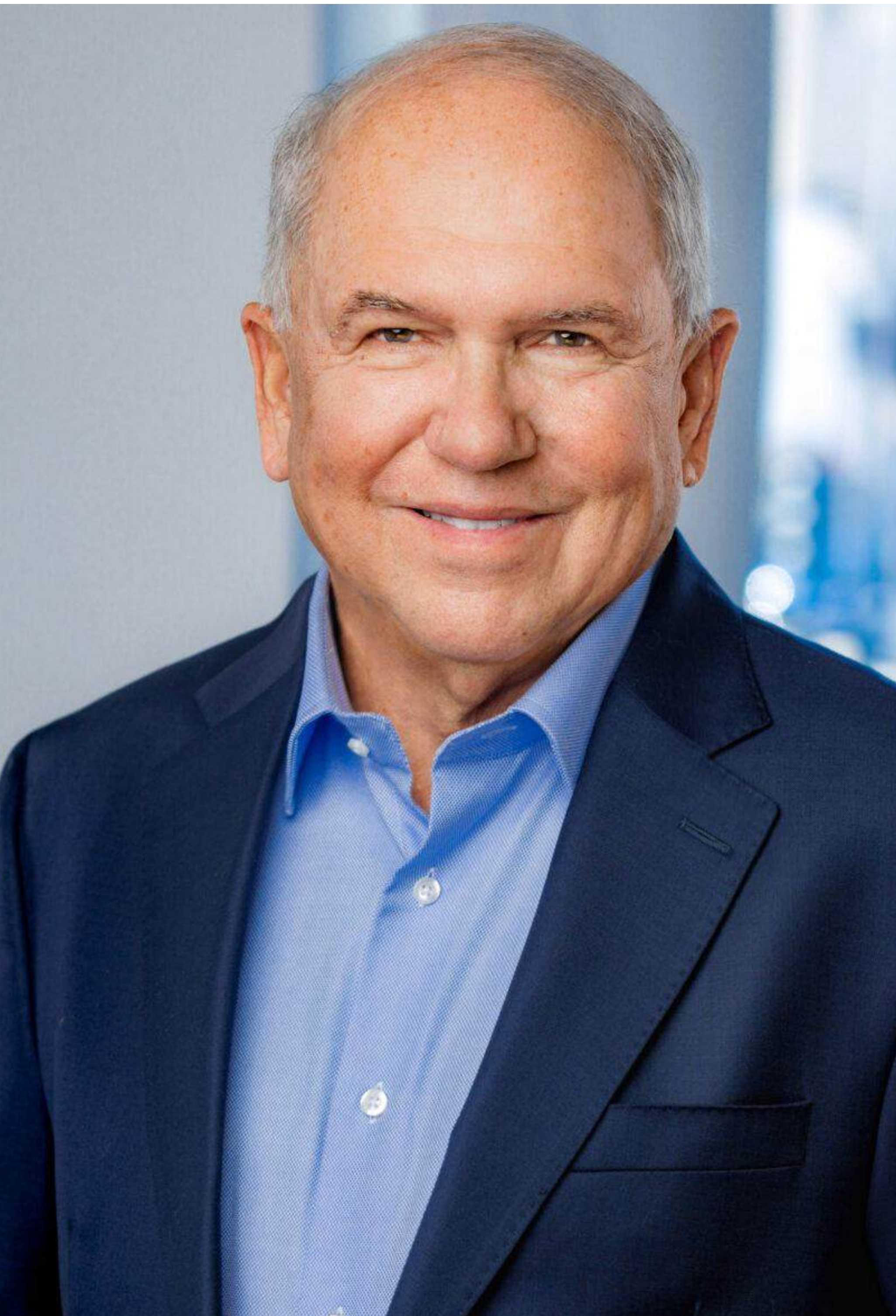
ANNUALIZED RETURN ON CAPITAL

ACTIVE INVESTMENTS	DATE ACQUIRED	2017	2018	2019	2020	2021	2022	2023	2024	2025
ELKHORN MEADOWS APARTMENTS	NOVEMBER, 2024	-	-	-	-	-	-	-	-	6.32%
PRIME SQUARE	APRIL, 2023	-	-	-	-	-	-	5.50%	5.77%	6.46%
PIONEER TOWNHOMES	SEPTEMBER, 2022	-	-	-	-	-	6.00%	6.00%	6.00%	6.00%
WESTMONT	AUGUST, 2021	-	-	-	-	4.75%	4.75%	4.99%	5.76%	6.27%
OAKSHIRE SENIOR	DECEMBER, 2020	-	-	-	-	7.50%	7.61%	8.00%	9.00%	9.45%
CAPITAL GREENS	MAY, 2020	-	-	-	7.50%	7.90%	7.90%	8.27%	9.20%	9.68%
RIVER RUN	MAY, 2020	-	-	-	7.50%	7.90%	7.90%	8.27%	11.20%	12.32%
AUTUMN RUN	NOVEMBER, 2019	-	-	7.50%	7.50%	8.26%	12.57%	13.33%	14.00%	14.70%
SUNRISE GARDENS	AUGUST, 2019	-	-	6.92%	6.92%	7.48%	7.48%	7.85%	8.24%	8.65%
EASTBROOK	MAY, 2018	-	9.76%	10.25%	10.74%	12.89%	8.79%	9.76%	10.25%	10.25%
TOWNHOMES ON 5TH	DECEMBER, 2017	-	5.02%	5.28%	5.54%	5.82%	10.24%	12.56%	13.19%	13.19%
NEW YORKER	SEPTEMBER, 2017	-	3.93%	6.30%	7.00%	7.95%	9.36%	10.11%	17.33%	18.20%
CHARLES SCHWAB CENTER	APRIL, 2017	5.38%	5.65%	5.91%	6.50%	6.50%	6.50%	6.50%	4.99%	0.00%
SIERRA VISTA	DECEMBER, 2016	4.00%	8.00%	8.40%	9.00%	9.24%	9.71%	10.67%	13.34%	17.34%
CASA DEL SOL	DECEMBER, 2016	7.97%	8.37%	8.78%	7.69%	9.68%	10.18%	10.70%	12.18%	12.79%
SIERRA POINTE	JANUARY, 2016	7.12%	13.78%	10.96%	13.57%	18.78%	28.70%	32.35%	37.25%	41.74%
WOODWINDS	JANUARY, 2013	10.34%	8.28%	8.28%	8.28%	16.55%	17.28%	18.24%	19.20%	16.13%
ANNUALIZED RATE OF RETURN		9.18%	9.76%	9.82%	9.39%	11.26%	11.09%	11.33%	11.56%	12.32%

LEADERSHIP

RUSS MCKEE

PRESIDENT CCIM, MBA, NAHP, CPO



Russ McKee, founder and Chairman of McKee Properties, has been a licensed California real estate broker since 1980. Through several strategic acquisitions, including Pacific Coast Management Systems, Strand Crown Realtors, Prudential California Realty Coronado, and McMillin Property Management, Mr. McKee has grown the company from a small San Diego based property management company into a diverse real estate enterprise including residential, commercial, and retail management and brokerage throughout San Diego County. In 2004, McKee launched McKee Private Capital to form group investments for the acquisition and operation of multi-family investments across the U.S.

In 2010, Mr. McKee turned day to day operations over to his sons, Patrick and Brendan, who work closely managing the two divisions of the company; McKee Properties and McKee Private Capital. McKee spends his time traveling, both for work and enjoyment, and is always looking for new investment opportunities. He enjoys spending time with his family, including five grandchildren.

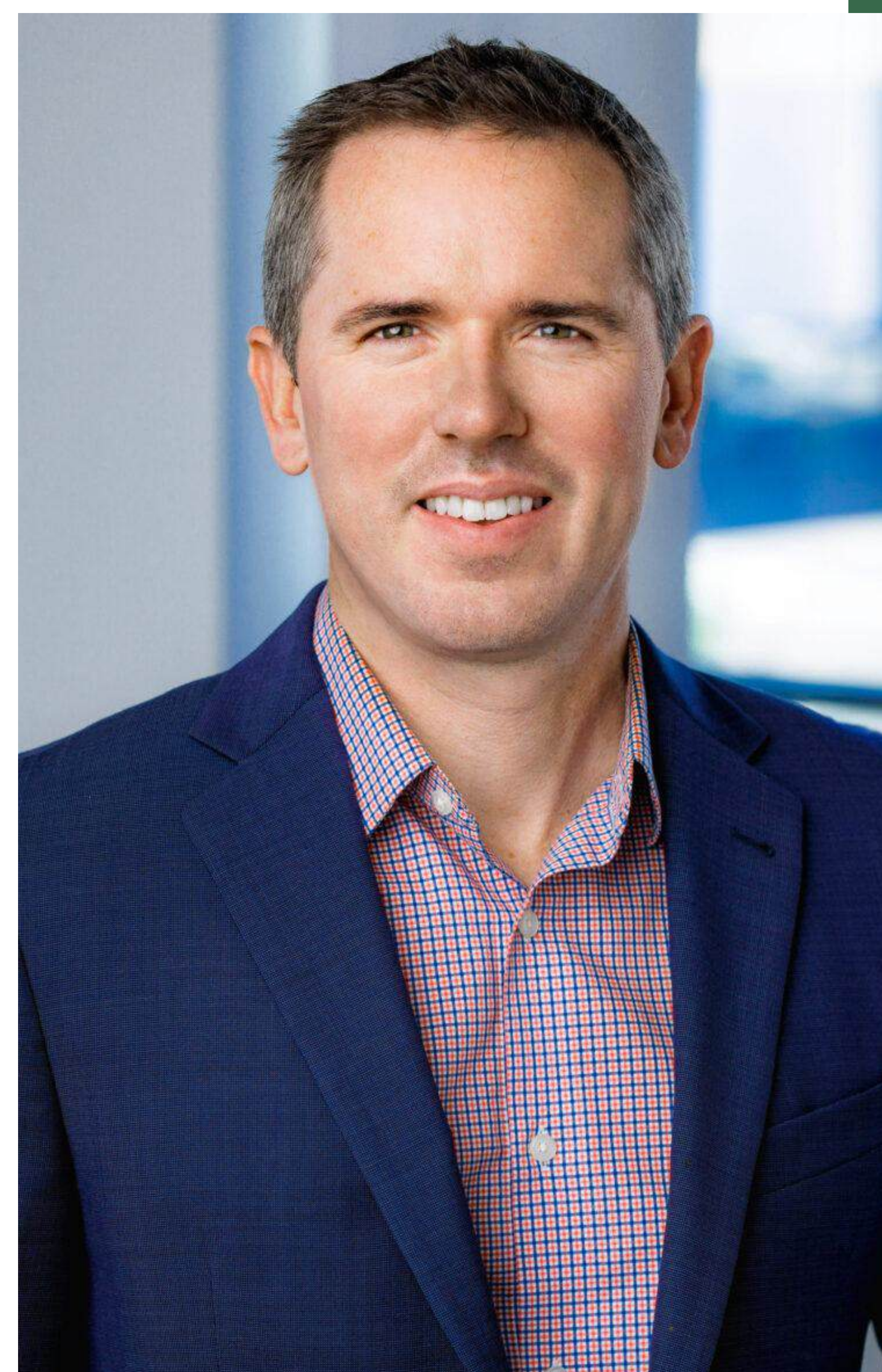
PATRICK MCKEE

DIRECTOR OF ASSET MANAGEMENT, CCIM

Patrick McKee has been active in the multifamily industry since 2012. His primary role at McKee Private Capital is asset management of a multifamily portfolio spanning eleven states. He is responsible for sourcing local third party management relationships in each market where we invest. Additional responsibilities include investor communications, investment underwriting, and risk management.

Patrick has assisted numerous clients with successful 1031 exchange transactions across the country. He travels extensively both in the pursuit of new investment opportunities and supervisory management of McKee Private Capital's extensive portfolio.

Patrick holds a Bachelor of Science in Music Performance from Berklee College of Music. He holds an active California broker's license and recently earned his CCIM designation.



1001 B AVENUE, SUITE 203 CORONADO, CA 92118 |
MCKEEPRIVATECAPITAL.COM | T: (619) 435-7780



BRENDAN MCKEE

VICE PRESIDENT OF PROPERTY MANAGEMENT & SALES

Brendan McKee is Vice President of Property Management & Sales for McKee Properties. As Managing Broker, he oversees all brokerage activities, business development initiatives and the day-to-day operations of the company's residential division.

Brendan has over 15 years of residential property management and sales experience, starting his real estate career leasing luxury apartments in Chicago, IL while attending DePaul University where he obtained his bachelor's degree in public relations. In 2010 he joined McKee Properties as a sales and leasing agent. In 2015 he obtained his California Broker's License.

He is an active member of the National Association of Residential Property Managers (NARPM), Institute of Real Estate Management (IREM), and is a current candidate for the Certified Property Manager (CPM) designation.

LAURREN GRUM

CFO / DIRECTOR OF ACCOUNTING

Laurren is the Chief Financial Officer for McKee Private Capital, McKee Properties and McKee Commercial. She has over 15 years of experience in the accounting industry and is an invaluable asset to our organization. Laurren has been a Certified Public Accountant for the past 7 years and has a strong background in financial statement analysis, budgeting and forecasting. She oversees all aspects of the company's financial operations and strategy for both our residential and commercial divisions. She is dedicated to ensuring the company's long-term financial success. Laurren graduated with honors from San Diego State University with a Bachelor's degree in Finance and minor in Mathematics.



1001 B AVENUE, SUITE 203 CORONADO, CA 92118 |
MCKEEPRIVATECAPITAL.COM | T: (619) 435-7780

MCKEE PRIVATE CAPITAL

SAMPLE INVESTMENT - 10 YEAR PRO FORMA

PURCHASE PRICE \$10,500,000
NUMBER OF UNITS: 99
PRICE PER UNIT: \$106,061
PRICE PER SQ. FT: \$114
PROJECTED CLOSING: JUNE, 2025

	Growth %	2025 (6%)	2026 (8%)	2027 (6%)	2028 (6%)	2029 (6%)	2030 (6%)	2031 (6%)	2032 (6%)	2033 (6%)	2034 (6%)
GPI (Net of Loss to Lease)	5.00%	\$ 1,303,608	\$ 1,407,897	\$ 1,492,370	\$ 1,581,913	\$ 1,676,827	\$ 1,777,437	\$ 1,884,083	\$ 1,997,128	\$ 2,116,956	\$ 2,243,973
Vacancy	5.00%	\$ 65,180	\$ 70,395	\$ 74,619	\$ 79,096	\$ 83,841	\$ 88,872	\$ 94,204	\$ 99,856	\$ 105,848	\$ 112,199
Non-Rev Units		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concessions		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Write Offs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Economic Loss		\$ 65,180	\$ 70,395	\$ 74,619	\$ 79,096	\$ 83,841	\$ 88,872	\$ 94,204	\$ 99,856	\$ 105,848	\$ 112,199
% Economic Loss	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Other Income	4.00%	\$ 55,860	\$ 77,817	\$ 80,484	\$ 83,703		\$ 90,534	\$ 94,155	\$ 97,921	\$ 101,838	\$ 105,911
Effective Gross Income		\$ 1,294,288	\$ 1,415,319	\$ 1,498,236	\$ 1,586,520	\$ 1,680,038	\$ 1,779,099	\$ 1,884,034	\$ 1,995,193	\$ 2,112,946	\$ 2,237,686
Operating Expenses											
Payroll	3.50%	\$ 128,968	\$ 133,482	\$ 138,154	\$ 142,989	\$ 147,994	\$ 153,174	\$ 158,535	\$ 164,083	\$ 169,826	\$ 175,770
Utilities	3.50%	\$ 95,039	\$ 98,365	\$ 101,808	\$ 105,371	\$ 109,059	\$ 112,877	\$ 116,827	\$ 120,916	\$ 125,148	\$ 129,528
R&M	5.00%	\$ 89,100	\$ 93,555	\$ 98,233	\$ 103,144	\$ 108,302	\$ 113,717	\$ 119,403	\$ 125,373	\$ 131,641	\$ 138,223
Management Fee	4% EGI	\$ 51,772	\$ 56,613	\$ 59,929	\$ 63,461	\$ 67,202	\$ 71,164	\$ 75,361	\$ 79,808	\$ 84,518	\$ 89,507
Administrative	3.50%	\$ 41,120	\$ 42,559	\$ 44,049	\$ 45,590	\$ 47,186	\$ 48,838	\$ 50,547	\$ 52,316	\$ 54,147	\$ 56,042
Property Insurance	6.00%	\$ 50,000	\$ 53,000	\$ 56,180	\$ 59,551	\$ 63,124	\$ 66,911	\$ 70,926	\$ 75,182	\$ 79,692	\$ 84,474
Real Estate Taxes	2.50%	\$ 147,248	\$ 150,929	\$ 153,294	\$ 157,126	\$ 161,055	\$ 165,081	\$ 169,208	\$ 173,438	\$ 177,774	\$ 182,218
Replacement Reserves	STATIC	\$ 29,700	\$ 29,700	\$ 29,700	\$ 29,700	\$ 29,700	\$ 29,700	\$ 29,700	\$ 29,700	\$ 29,700	\$ 29,700
Total Operating Expenses		\$ 632,947	\$ 658,203	\$ 681,347	\$ 706,933	\$ 733,621	\$ 761,460	\$ 790,507	\$ 820,816	\$ 852,447	\$ 885,464
Net Operating Income		\$ 661,341	\$ 757,115	\$ 816,889	\$ 879,587	\$ 946,417	\$ 1,017,638	\$ 1,093,528	\$ 1,174,377	\$ 1,260,499	\$ 1,352,222
Asset Management Fee	2% EGI	\$ 25,886	\$ 28,306	\$ 29,965	\$ 31,730	\$ 33,601	\$ 35,582	\$ 37,681	\$ 39,904	\$ 42,259	\$ 44,754
Debt Service - 5.65%, 5 Yrs I/O		\$ 378,079	\$ 378,079	\$ 378,079	\$ 378,079	\$ 378,079	\$ 457,171	\$ 457,171	\$ 457,171	\$ 457,171	\$ 457,171
Net Cash Flow		\$ 257,376	\$ 350,730	\$ 408,845	\$ 469,778	\$ 534,737	\$ 524,885	\$ 598,676	\$ 677,303	\$ 761,069	
CASH ON CASH RETURN		5.26%	7.17%	8.36%	9.60%	10.93%	10.73%	12.24%	13.84%	15.56%	#VALUE!
Debt Coverage Ratio		1.75	2.00	2.16	2.33	2.50	2.23	2.39	2.57	2.76	2.96

10 YEAR SALE ANALYSIS

Sample Year 10 Exit Cap Rate	7.50%	7.00%	6.50%	6.00%	5.50%
Sample Year 10 Exit Sales Price	18,029,628	19,317,459	20,803,417	22,537,035	24,585,857
Less 2034 Loan Payoff	(6,114,418)	(6,114,418)	(6,114,418)	(6,114,418)	(6,114,418)
Less Brokerage Commissions 5%	(901,481)	(965,873)	(1,040,171)	(1,126,852)	(1,229,293)
Less Misc Closing Costs	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)
SALE PROCEEDS - BEFORE TAXES	10,993,729	12,217,168	13,628,828	15,275,766	17,222,146
IRR:	15.64%	16.48%	17.38%	18.35%	19.41%

DISCLOSURE

The above information has been provided for your analysis of a real estate partnership investment sponsored by McKee Private Capital. While we have used our best efforts to present an accurate assessment of this investment, we cannot guarantee it's accuracy. You should consult with your independent financial advisor before making a decision to invest in this partnership.



YOUR INVESTMENT PORTFOLIO

Details of Your Investments with McKee Private Capital

Investment	Location	Date Invested	Number of Units	Acquisition Price	Current Valuation Estimate	Amount Invested	Ownership	Est. Disposition Date	Cash on Cash (Annualized)
Elkhorn Meadows Apartments, LLC, Member	Casper, WY	11/21/2024	96 units	\$4,325,000	\$4,325,000	\$766,731	34.63%	11/01/2034	6.32%
Prime Square Apartments, LLC, Member	Council Bluffs, IA	03/31/2023	80 units	\$6,000,000	\$7,700,000	\$800,000	30.77%	04/01/2033	6.46%
Pioneer Townhomes, LLC, Member	Springfield, OR	09/14/2022	60 units	\$11,950,000	\$11,950,000	\$1,600,000	31.37%	09/30/2032	6.00%
Westmont, TIC, Member	Roanoke, VA	08/27/2021	48 units	\$7,050,000	\$7,500,000	\$100,000	1.31%	08/27/2031	6.27%
Oakshire Senior, TIC, Member	Reading, PA	12/15/2020	90 units	\$5,500,000	\$6,600,000	\$690,000	28.75%	12/31/2032	9.45%
Capital Greens Apartments, LLC, Member	Cheyenne, WY	05/01/2020	66 units	\$3,800,000	\$4,850,000	\$350,000	23.33%	05/01/2030	9.68%
River Run Apartments, LLC, Member	Laramie, WY	05/01/2020	64 units	\$3,700,000	\$6,500,000	\$350,000	23.33%	05/01/2030	12.32%
Autumn Run-Montana, LLC, Member	Great Falls, MT	11/01/2019	121 units	\$9,000,000	\$14,900,000	\$800,000	25.40%	11/01/2029	14.70%
Eastbrook Apartments, LLC, Member	Cushing, OK	05/15/2018	30 units	\$1,475,000	\$1,550,000	\$298,098	48.50%	05/15/2028	10.25%
5th Street I, LLC, 5th Street II, LLC, 5th Street III, LLC, Manager	Springfield, OR	12/05/2017	38 units	\$5,600,000	\$7,800,000	\$249,707	13.07%	01/01/2028	13.19%
NYA Bakersfield, LLC, Manager	Bakersfield, CA	09/28/2017	35 units	\$2,200,000	\$4,100,000	\$581,488	70.00%	10/01/2027	18.20%
CS - Kansas TIC Owner, Manager	Leawood, KS	04/11/2017	6,760 sf	\$5,757,000	\$6,400,000	\$521,833	20.45%	04/11/4032	N/A
Park Madison - TIC Owner, Manager	Greenwood, IN	01/31/2017	56 units	\$4,225,000	\$8,300,000	\$200,000	11.72%	02/01/2027	8.86%
Casa Del Sol Imperial Apartments LP, Manager	Calipatria, CA	12/30/2016	81 units	\$2,110,000	\$5,000,000	\$243,903	30.00%	01/01/2027	12.79%
Sierra Vista Imperial Apartments LP, Manager	Seeley, CA	12/30/2016	48 units	\$1,050,000	\$2,500,000	\$134,972	30.00%	01/01/2027	17.34%
Sierra Pointe Utah, LLC, Manager	St. George, UT	01/28/2016	168 units	\$9,000,000	\$30,000,000	\$1,500,000	65.22%	06/01/2023	41.74%
Total						\$9,186,733			



YOUR DIVIDEND HISTORY

Summary of Your Dividends and Cash-on-Cash Returns

Investor	Investment	Net Distributions			Annualized Cash on Cash (TTM)	Annualized Cash on Cash (T3)	Annualized Cash on Cash (YTD)	Annualized Cash on Cash (ITD)
		MTD	YTD	Since Inception				
Sample Investor	5th Street I, LLC, 5th Street II, LLC, 5th Street III, LLC, Manager	\$2,799	\$5,599	\$156,724	13.45%	13.64%	13.64%	8.72%
Sample Investor	Autumn Run-Montana, LLC, Member	\$9,803	\$19,606	\$465,370	14.18%	14.91%	14.91%	10.96%
Sample Investor	CS - Kansas TIC Owner, Manager	\$0	\$0	\$196,871	4.99%	4.95%	-	4.88%
Sample Investor	Capital Greens Apartments, LLC, Member	\$2,823	\$5,646	\$121,174	9.32%	9.81%	9.81%	7.20%
Sample Investor	Casa Del Sol Imperial Apartments LP, Manager	\$0	\$0	\$180,183	9.13%	4.12%	4.12%	9.07%
Sample Investor	Eastbrook Apartments, LLC, Member	\$0	\$2,546	\$202,706	10.25%	10.17%	10.06%	10.11%
Sample Investor	Elkhorn Meadows Apartments, LLC, Member	\$3,982	\$3,982	\$3,982	1.04%	4.21%	4.21%	2.89%
Sample Investor	NYA Bakersfield, LLC, Manager	\$8,820	\$17,640	\$388,766	17.55%	18.45%	18.45%	9.10%
Sample Investor	Oakshire Senior, TIC, Member	\$5,434	\$10,868	\$226,551	9.11%	9.58%	9.58%	7.83%
Sample Investor	Park Madison - TIC Owner, Manager	\$0	\$0	\$138,929	16.55%	38.36%	-	9.26%
Sample Investor	Pioneer Townhomes, LLC, Member	\$8,000	\$16,000	\$200,000	4.50%	6.08%	6.08%	5.10%
Sample Investor	Prime Square Apartments, LLC, Member	\$4,308	\$8,615	\$84,035	5.94%	6.55%	6.55%	5.51%
Sample Investor	River Run Apartments, LLC, Member	\$3,593	\$7,186	\$145,814	11.48%	12.49%	12.49%	8.68%
Sample Investor	Sierra Pointe Utah, LLC, Manager	\$52,176	\$104,352	\$2,552,678	38.38%	42.32%	42.32%	18.92%
Sample Investor	Sierra Vista Imperial Apartments LP, Manager	\$1,950	\$3,900	\$100,848	14.34%	17.58%	17.58%	9.22%
Sample Investor	Westmont, TIC, Member	\$523	\$1,046	\$18,068	5.89%	6.36%	6.36%	5.17%
Total		\$104,211	\$206,986	\$5,182,699				



INVESTMENT DETAILS

Elkhorn Meadows Apartments, LLC, Member • Funded Sample Investor



Amount Invested	\$766,731	Distributions to Date	\$7,964
Date Invested	11/21/2024	Allocated Net Asset Value	\$0
Cash on Cash (Annualized)	6.32%		

Transaction History

Date	Type	Description	Total Amount
02/28/2025	Distribution (Operating)	February 2025 Distribution	\$3,982

Prime Square Apartments, LLC, Member • Funded Sample Investor



Amount Invested	\$800,000	Distributions to Date	\$88,343
Date Invested	03/31/2023	Allocated Net Asset Value	\$0
Cash on Cash (Annualized)	6.46%		

Transaction History

Date	Type	Description	Total Amount
02/28/2025	Distribution (Operating)	February 2025 Distribution	\$4,308

Pioneer Townhomes, LLC, Member • Funded Sample Investor



Amount Invested	\$1,600,000	Distributions to Date	\$208,000
Date Invested	09/14/2022	Allocated Net Asset Value	\$0
Cash on Cash (Annualized)	6.00%		

Transaction History

Date	Type	Description	Total Amount
02/28/2025	Distribution (Operating)	February 2025 Distribution	\$8,000

Westmont, TIC, Member • Funded Sample Investor



Amount Invested	\$100,000	Distributions to Date	\$18,591
Date Invested	08/27/2021	Allocated Net Asset Value	\$0
Cash on Cash (Annualized)	6.27%		

Transaction History

Date	Type	Description	Total Amount
02/28/2025	Distribution (Operating)	February 2025 Distribution	\$523




SAMPLE INVESTOR REPORT

Report Period 02/01/2025 – 02/28/2025 • Created 03/10/2025

1001 B Avenue, Suite 203
POB 180792
Coronado, CA 92178 – 0792
(619) 435-7780 / (800) 931 – 8816


Oakshire Senior, TIC, Member • Funded Sample Investor

	Amount Invested	\$690,000	Distributions to Date	\$231,985
	Date Invested	12/15/2020	Allocated Net Asset Value	\$0
	Cash on Cash (Annualized)	9.45%		

Transaction History

Date	Type	Description	Total Amount
02/28/2025	Distribution (Operating)	February 2025 Distribution	\$5,434

River Run Apartments, LLC, Member • Funded Sample Investor

	Amount Invested	\$350,000	Distributions to Date	\$149,407
	Date Invested	05/01/2020	Allocated Net Asset Value	\$0
	Cash on Cash (Annualized)	12.32%		

Transaction History

Date	Type	Description	Total Amount
02/28/2025	Distribution (Operating)	February 2025 Distribution	\$3,593


Capital Greens Apartments, LLC, Member • Funded Sample Investor

	Amount Invested	\$350,000	Distributions to Date	\$123,997
	Date Invested	05/01/2020	Allocated Net Asset Value	\$0
	Cash on Cash (Annualized)	9.68%		

Transaction History

Date	Type	Description	Total Amount
02/28/2025	Distribution (Operating)	February 2025 Distribution	\$2,823

Autumn Run-Montana, LLC, Member • Funded Sample Investor

	Amount Invested	\$800,000	Distributions to Date	\$475,173
	Date Invested	11/01/2019	Allocated Net Asset Value	\$0
	Cash on Cash (Annualized)	14.70%		

Transaction History

Date	Type	Description	Total Amount
02/28/2025	Distribution (Operating)	February 2025 Distribution	\$9,803



1001 B AVENUE, SUITE 203 CORONADO, CA 92118 |
MCKEEPRIVATECAPITAL.COM | T: (619) 435-7780

SAMPLE INVESTOR REPORT

Report Period 02/01/2025 – 02/28/2025 • Created 03/10/2025

1001 B Avenue, Suite 203
POB 180792
Coronado, CA 92178 – 0792
(619) 435-7780 / (800) 931 – 8816

Eastbrook Apartments, LLC, Member • Funded Sample Investor



Amount Invested	\$298,098	Distributions to Date	\$202,706
Date Invested	05/15/2018	Allocated Net Asset Value	\$0
Cash on Cash (Annualized)	10.25%		

Transaction History

5th Street I, LLC, 5th Street II, LLC, 5th Street III, LLC, Manager • Funded Sample Investor

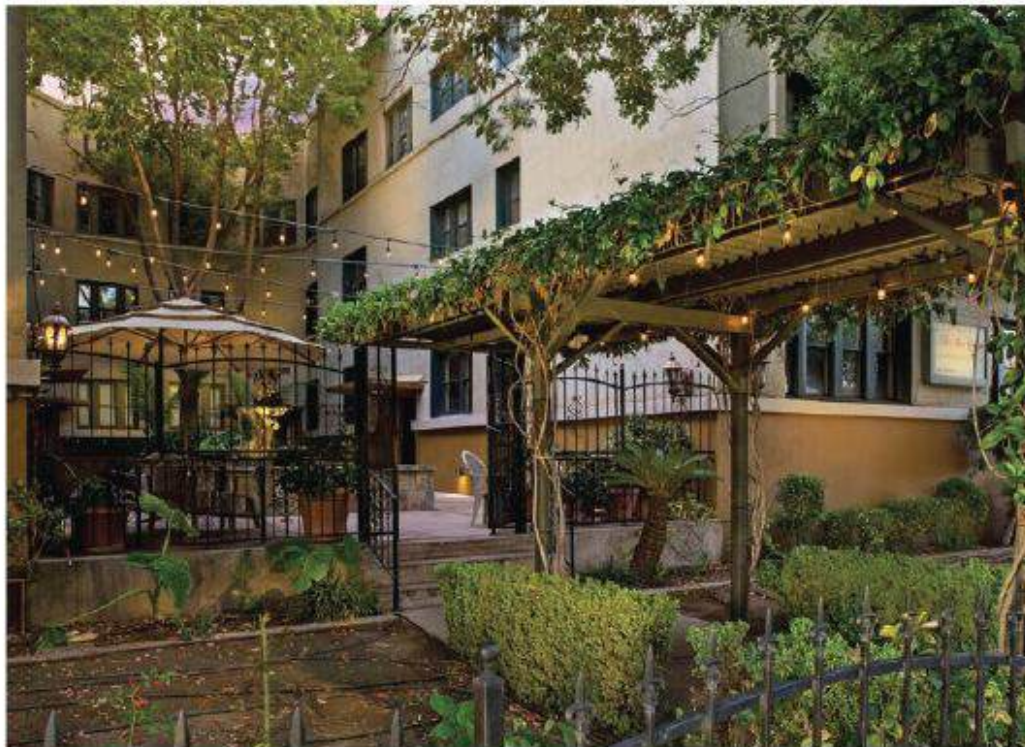


Amount Invested	\$249,707	Distributions to Date	\$159,523
Date Invested	12/05/2017	Allocated Net Asset Value	\$0
Cash on Cash (Annualized)	13.19%		

Transaction History

Date	Type	Description	Total Amount
02/28/2025	Distribution (Operating)	February 2025 Distribution	\$2,799

NYA Bakersfield, LLC, Manager • Funded Sample Investor



Amount Invested	\$581,488	Distributions to Date	\$397,586
Date Invested	09/28/2017	Allocated Net Asset Value	\$0
Cash on Cash (Annualized)	18.20%		

Transaction History

Date	Type	Description	Total Amount
02/28/2025	Distribution (Operating)	February 2025 Distribution	\$8,820

CS - Kansas TIC Owner, Manager • Funded Sample Investor



Amount Invested	\$521,833	Distributions to Date	\$196,871
Date Invested	04/11/2017	Allocated Net Asset Value	\$0
Cash on Cash (Annualized)	N/A		

Transaction History



1001 B AVENUE, SUITE 203 CORONADO, CA 92118 |
MCKEEPRIVATECAPITAL.COM | T: (619) 435-7780

SAMPLE INVESTOR REPORT

Report Period 02/01/2025 – 02/28/2025 • Created 03/10/2025

1001 B Avenue, Suite 203
POB 180792
Coronado, CA 92178 – 0792
(619) 435-7780 / (800) 931 – 8816

Park Madison - TIC Owner, Manager • Funded Sample Investor



Amount Invested	\$200,000	Distributions to Date	\$138,929
Date Invested	01/31/2017	Allocated Net Asset Value	\$0
Cash on Cash (Annualized)	8.86%		

Transaction History

Date	Type	Description	Total Amount
------	------	-------------	--------------

Sierra Pointe Utah, LLC, Manager • Funded Sample Investor



Amount Invested	\$1,500,000	Distributions to Date	\$2,604,854
Date Invested	01/28/2016	Allocated Net Asset Value	\$0
Cash on Cash (Annualized)	41.74%		

Transaction History

Date	Type	Description	Total Amount
------	------	-------------	--------------

Sierra Vista Imperial Apartments LP, Manager • Funded Sample Investor



Amount Invested	\$134,972	Distributions to Date	\$102,798
Date Invested	12/30/2016	Allocated Net Asset Value	\$0
Cash on Cash (Annualized)	17.34%		

Transaction History

Date	Type	Description	Total Amount
02/28/2025	Distribution (Operating)	February 2025 Distribution	\$1,950

Casa Del Sol Imperial Apartments LP, Manager • Funded Sample Investor



Amount Invested	\$243,903	Distributions to Date	\$182,658
Date Invested	12/30/2016	Allocated Net Asset Value	\$0
Cash on Cash (Annualized)	12.79%		

Transaction History



1001 B AVENUE, SUITE 203 CORONADO, CA 92118 |
MCKEEPRIVATECAPITAL.COM | T: (619) 435-7780



(619) 435-7780



pmckee@mckeecompany.com



mckeeprivatecapital.com



1001 B Avenue, Suite 203
POB 180792, Coronado,
CA 92178