

McCombs Student Real Estate Private Equity Fund: Annual Report

Fall 2022

SOUTHSHORE HIGHLINE – AUSTIN, TX

Exhibit L: Project Rendering



Southshore Highline – McCombs student real estate PE Fund's first investment in 2019

Table of Contents

- Introduction
- Current semester investments under consideration – Fall 2022
 1. Prose-Buda – multifamily development: Buda, Texas (Austin suburb) – Alliance Residential Company
 2. Painted Prairie – Built-for-Rent townhome development: Aurora, Colorado (Denver suburb) – Fairfield
 3. Grocery Anchored Center Fund II – Grocery anchored retail strip center fund: nationwide – Essential Growth Properties
 4. 415 Colorado – 47-story residential + office tower development: downtown Austin, Texas – Stonelake Capital Partners
- Active portfolio investments (oldest to newest)
 1. Marble Capital Fund II – Preferred Equity financing for multifamily development: nationwide – Marble Capital
 2. Advenir at Winterset – multifamily value-add-light: Marietta, GA – Advenir, LLC
 3. Millennium East Side – multifamily development: Austin, TX – The Dinerstein Companies
 4. Marshall Trade Center – industrial development: Marshalltown, MS, Memphis MSA – Hillwood, a Perot Company
 5. Adler Fund V – light industrial value-add portfolio – Adler Real Estate Partners
 6. The Crescent Fort Worth – mixed-use urban development in downtown Fort Worth – Crescent Real Estate
 7. Hyatt Lost Pines – resort hotel value-add: Cedar Creek, TX (25 miles east of Austin) – DivcoWest
 8. Hanover Crossing – multifamily development: Hanover, MA (25 miles south of Boston) – Hanover Company
- Completed investments (oldest to newest)
 1. TPEG Austin Highline – Mezzanine debt backed by multifamily development(s): Austin, TX – Trinity Private Equity Group
- Investment Committee members
- Advisory Board members
- Financial statements – FYE August 31, 2022

Introduction

The McCombs student real estate private equity fund is a \$10 million investment fund managed by McCombs School of Business MBA and undergraduate students.¹ The PE fund is the private investment portion of the overall McCombs Real Estate Investment Fund, which includes a \$1.3 million publicly traded REIT portfolio along with the \$10 million private equity fund. McCombs real estate students participate in the McCombs Real Estate Investment Fund class for one year, with the spring semester focused on the public REIT portfolio and the fall semester focused on the private equity fund. This report covers the PE fund. The REIT portfolio is covered in a separate REIT annual report produced each May.

Fall semester real estate private equity fund class – timing and logistics

McCombs MBA students interview for spots in the real estate investment fund class in the fall of their first year, and work as investment fund managers in the spring of their first year (REIT fund) and the fall of their second year (PE fund). McCombs undergraduate students interview for spots in the real estate investment fund class in the fall of their junior year and work with the MBA fund managers as investment fund analysts in the spring of their junior year and the fall of their senior year. Fund professors source four potential real estate private equity investments in the summer for class consideration in the fall semester. In the fall semester class, student investment teams of 4-5 MBAs, supported by 4-5 undergraduate analysts, analyze and underwrite each potential private equity investment and make a presentation and recommendation to the fund's investment committee in the first two weeks of November. Investment sponsors come to class in September to present their deals, meet the students, and take questions from the student investment team during their class presentations and throughout the semester while students work on their investment analysis. Based on their analysis and underwriting for each investment, student investment teams recommend a fund investment in each deal between \$0 (no investment) and \$500,000 (the maximum fund investment). Over the life of the PE fund through the fall 2021 semester, McCombs students in the fund class have analyzed 21 possible private equity real estate investments and made nine investments totaling \$3.55 million. As of FYE August 2022, the PE fund has completed one investment and has eight outstanding active investments in the portfolio. The Fall 2022 class is evaluating four possible investments.

¹ \$10 million in total donated funds, paid to the PE fund over a five-year draw period

Investments under consideration in Fall 2022 class

Investment Name: Prose Buda – Buda, Texas (Austin suburb)

Investment Sponsor: Alliance Residential – Established in 2000, Alliance Residential is one of the largest private real estate companies in the United States, headquartered in Phoenix, Arizona with 19 regional offices nationwide. Since inception, Alliance has built over 101,000 units with total value close to \$20 billion (\$19.3B). Alliance's brands include Broadstone (luxury), Prose (workforce housing), Holden (senior living), and Silveray (build-to-rent).

Investment Description: Alliance is developing Prose Buda in Buda, Texas, Hays County, 15 miles south of Austin. Hays County is the fastest growing county in Texas 2010-2020, with household income over \$80,000 and 3% unemployment in a 3-mile radius around the site. The Prose Buda development will include 360 units, split evenly between 180 1 BR/1 Bath units (830 SF) and 180 2 BR/2 Bath units (1,174 SF) on a site of 15.89 acres. Total capitalization for the project is \$64 million, consisting of \$22 million in equity (35%) and \$42 million in debt (65%) in the form of a construction loan. Construction is scheduled to start in Q42022, with the first units projected to be completed 13 months from construction start, substantial completion 21 months from construction start, and stabilization at 95% occupancy in Q12025. The projected un-trended yield on cost is 7.72%.



Investments under consideration in Fall 2022 class

Investment Name: Painted Prairie – Aurora, Colorado (Denver suburb)

Investment Sponsor: Fairfield – Fairfield's development and operating platform were established in 1985. In 2002 Fairfield formed an initial joint venture with California State Teachers Retirement System (CalSTRS), one of the country's largest pension funds, and in 2005 CalSTRS and Fairfield formed a company partnership. Fairfield has developed over 380 residential projects including 119,700 apartment units. Headquartered in San Diego, Fairfield develops and operates nationwide, with regional offices in Atlanta, Boston, Dallas, Denver, and Washington, DC.

Investment Description: Painted Prairie is a development of 206 built-for-rent townhome units in Aurora, Colorado, a suburb east of Denver close to the Denver airport. Fairfield has acquired the 15-acre development site and is scheduled to start construction in December 2022. Total project cost is \$87 million (\$424,000 / unit) , funded with a \$52 million construction loan and \$35 million in equity. PCCP is the major equity partner, contributing 95% of the equity with Fairfield contributing 5%. Equity investment is projected to generate an IRR of 14.7% with a 1.42 projected equity multiple. Our fund would come in as a limited equity partner in a position equivalent to PCCP, earning a 9% preferred return compounded monthly, with a 75-LP/25-GP split up to 12%, a 65/35 split between 12%-16%, and a 60/40 split on returns above 16%.



Investments under consideration in Fall 2022 class

Investment Name: Grocery Anchored Center Fund II

Investment Sponsor: Essential Growth Properties (EGP) is a rapidly growing, pure-play grocery anchored shopping center investment company with management experience and strong relationships in the grocery industry. EGP's CEO and Fund Manager, Nicholas Hodge, has been in commercial real estate for 25 years including 20 years with The Kroger Co. where he most recently served as Vice President, Corporate Real Estate (Head of Real Estate) with direct P&L responsibility for 200 company owned shopping centers.

Investment Description: Grocery Anchored Center Fund II is EGP's second grocery anchored fund, following their \$50 million Fund I which acquired 11 grocery anchored shopping centers in 10 months. EGP's strategy is to identify locations based on management's knowledge and expertise in the grocery space that have opportunities to extend the anchor lease at closing, and then use the extended grocery anchor lease to retain and/or attract ecommerce resistant retail tenants including dollar stores, gyms, and restaurants. EGP also looks for locations with the potential to create outparcel carve-out pads for either sale or additional redevelopment. Fund economics include an 8% preferred return, a 75/25 promote structure, a 1.5% annual fee on committed capital, a 1% acquisition fee, and a target 6-year fund life with extensions. The target 7-year portfolio IRR is 13-17%.



Kroger 426-A
The Shoppes of Mason
Mason, OH



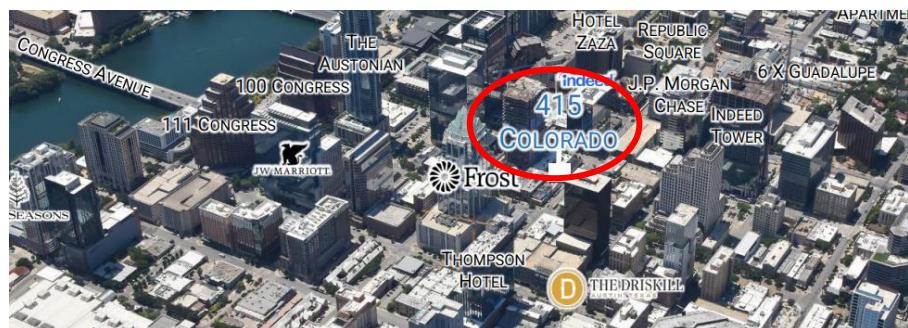
Kroger J-886
Woodland Crossing
Elkhart, IN

Investments under consideration in Fall 2022 class

Investment Name: 415 Colorado – Austin, Texas

Investment Sponsor: Stonelake Capital Partners – Stonelake is a Texas-based real estate private equity firm, founded in Austin in 2007 by Kenneth Aboussie (UT MBA, 2003) and John Kiltz (UT MBA, 1983), with offices in Austin, Dallas, and Houston. Stonelake acquires and develops industrial, multifamily, and office properties and owns over \$3.5 billion of commercial real estate in Sunbelt markets. Over the last 14 years Stonelake has raised \$1.6 billion of equity from primarily institutional investors, organized and deployed across six private equity funds.

Investment Description: Stonelake is developing 415 Colorado in the heart of downtown Austin, one of the hottest real estate markets in the United States. When completed, 415 Colorado will be a 47-story tower with 10 floors (111,000 SF) of office at the bottom and 328 units of residential across the top 37 floors. This is the first large-scale development project that Stonelake has developed on its own, without the inclusion of a local developer. Stonelake is serving as both the developer and the sole GP. Total development costs of \$262 million include the \$35 million land purchase, plus \$186 million in construction hard costs and \$41 million of soft costs. With projected trended multifamily rents of \$4.53/ft and projected gross office rents of \$73.41/ft the project is expected to deliver a trended yield on cost of 6.6% and projected IRR of 21.5%, based on a 4% exit cap for multifamily and a 5.5% exit cap for office. The tower is currently under construction with a projected final completion in February 2025.



Current Portfolio Investments

Investment Name: Marble Capital Fund II
Investment Amount: \$500,000 committed
\$490,113.50 called December 2019 – November 2020

Investment Sponsor: Marble Capital provides flexible capital solutions, including both preferred and common equity, for multifamily developers and operators nationwide. Since its inception in 2016, the company has invested in ~28,000 multifamily units equal to ~\$5.8 billion in total capitalization.

Investment Description: Marble Capital Fund II provides financing to multifamily developers in the form of either preferred equity or mezzanine debt with a target 70-75% loan to value. Fund II is a \$253 million, 2019 vintage vehicle that invested in 26 separate multifamily developments across the Sunbelt region of the US. At Q2-2022, the Fund has monetized 13 of 26 assets and returned approximately 73% of investor capital. Of the thirteen monetized assets, the 10 preferred equity investments yielded an average 15.5% IRR and a 1.40x multiple to the fund, while the three equity investments yielded a 65.9% IRR and 2.44x multiple. Thirteen assets remain in the portfolio, of which 11 are preferred equity investments and two have equity participation. The preferred investments are positions at ~56% loan to stabilized value carrying a 14% average interest rate. Fund II is positioned well heading into the Fund's final realization period expected during 2023, and net returns to LPs are expected to be ~18-20% IRR.



Cadence Sugar Hill
Exit Jun 2022
Return to Fund:
15.2% IRR & 1.49x gross equity multiple



Indigo at Champion's Ridge
Exit Jul 2022
Return to Fund:
20.5% IRR & 1.40x gross equity multiple

Current Portfolio Investments

Investment Name: Advenir@Winterset Investors, LP – Marietta, GA

Investment Amount: \$200,000 committed

\$200,000 called in November 2020

Investment Sponsor: Advenir Inc. – Headquartered in Miami, FL, Advenir, Inc. acquires and operates multifamily rental communities throughout the United States on behalf of high net worth and institutional investors. Founded in 1996, Advenir has owned and operated 25,000 apartment units valued over \$2.5 billion.

Investment Description: Advenir purchased an older 1984 construction, 302-unit apartment complex in Marietta, GA, with the intention of improving the property, increasing rents, and ultimately selling the improved asset. The sponsor has been underway with improvements, including installing flooring, repainting with two-tone paint, and replacing window blinds throughout. Occupancy has remained high, and the sponsor provided an update saying that they believe the property is currently performing well and is “poised to deliver returns far above and beyond projection.” The investment initially paid a monthly distribution of \$1,000 in the months December 2020 – November 2021, and increased the monthly distribution to \$1,166.67 in December 2021.

Property Highlights: Interiors

Fit-to-Market Finishes:

- 50%+ of the units have received an interior renovation
- Elite Level finishes are generating \$250+ over non-renovated units
- Advenir will continue operating with the diverse mix of price points in place, appealing to the broad East Cobb resident base
- LVT flooring will be installed in the remaining 171 units for a \$30 monthly premium, lowering turnover costs and enhancing the unit aesthetics



Current Portfolio Investments

Investment Name: Millennium East Side Austin Holdings – Austin, TX

Investment Amount: \$500,000 committed

\$500,000 called December 2020

Investment Sponsor: The Dinerstein Companies (TDC) – Headquartered in Houston, TX, TDC has over 60 years of experience in the multifamily and student housing development and property management business. TDC has developed 75,000 multifamily units and 44,000 student housing units with a total value of \$2.76 billion since 2010.

Investment Description: Millennium East Side is a multifamily development in Austin, Texas. TDC purchased a 12.41-acre site located at 5701 East MLK Drive, at the intersection of East MLK and Hwy 183. TDC is in the process of developing and building Millennium East Side, a five-story, 304-unit Class-A multifamily property. The project is located just four miles east of the University of Texas at Austin, five miles east of downtown Austin, and 7.4 miles northeast from the new Tesla production facility, Tesla Giga Texas, which will employ 10,000 workers by 2022 and projected 20,000 workers when completed. The latest update from the sponsor, Brian Dinerstein, CEO at TDC, confirms that construction is moving essentially on schedule: all the pads are down, the elevator shaft is up, framing should be done by year-end 2022, and TDC is still projecting a finish at or very close to 2023 year-end. Rents in Austin have continued to climb, and TDC still feels very good about the project and feels they are easily at or above the initial projections at the time of investment.



Current Portfolio Investments

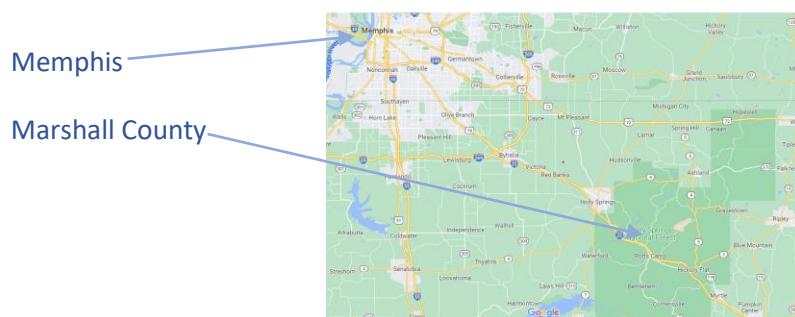
Investment Name: HW MTC, LLC – Marshalltown Trade Center – Marshall County, MS

Investment Amount: \$500,000 committed

\$500,000 called April 2021

Investment Sponsor: Hillwood, a Perot company – Hillwood, based in Dallas, TX, is one of the largest investors and developers in the U.S. Founded in 1988 by Ross Perot, Jr., Hillwood has developed and acquired more than 208 million square feet of industrial space and currently owns and manages 50 million square feet of operating industrial/logistics real estate throughout North America and Europe.

Investment Description: McCombs has invested with Hillwood in a future industrial development in Marshall County, Mississippi, a location ~40 miles from FedEx's Memphis superhub. When McCombs first invested with Hillwood in April 2021 there was a plan to develop two industrial facilities with construction starting in early 2022. However, as supply in the area quickly increased, Hillwood decided to move slower to gauge demand for the new supply. As the US and world economy slowed in 2022, Hillwood has since put its immediate development plans on hold. Hillwood likes the land they have acquired and is currently looking for a build-to-suit client, although a speculative build in the future is still a possibility. With ownership in the land secured by Hillwood, McCombs essentially owns a call option on future industrial development with a good partner in a good industrial location.



Current Portfolio Investments

Investment Name: Adler Real Estate Fund V, L.P.

Investment Amount: \$250,000 committed
\$50,000 called May 2022

Investment Sponsor: Adler Real Estate Partners, Miami, FL – Since 2010 Adler Real Estate Partners has exclusively invested in multi-tenant light industrial and related business parks. The sponsor is fully vertically integrated with asset and property management. The sponsor's experience includes four previous funds with the same light-industrial investment strategy, comprising 36 acquisitions and \$1,433 million in total asset value.

Investment Description: Adler Real Estate Fund V, L.P. includes \$295 million of limited partner equity commitments with the plan to acquire under-managed industrial parks and drive value through superior operations and management. As of the Q22022 update dated August 2022, Fund V closed on a third acquisition, a three-building portfolio in Atlanta, GA, and is under contract for a fourth acquisition, a three-building light industrial park in Tampa, Florida. In addition to these recent acquisitions in Atlanta and Tampa, Fund V also owns light industrial assets in Chantilly, VA (Northridge at Westfields) and Raleigh, NC, both of which generated strong positive cash flow in 2022YTD. Total investments by Fund V in the Atlanta, Northridge, and Raleigh properties are \$43.5 million.

Northridge at Westfields



Raleigh Light Industrial Portfolio



Current Portfolio Investments

Investment Name: The Crescent – Fort Worth

Investment Amount: \$300,000 committed

\$300,000 called August 2022

Investment Sponsor: Crescent Real Estate LLC, Fort Worth, TX – Crescent is a real estate operating company and SEC-registered investment advisory firm with assets under management, development activities, and investment capacity of more than \$10 billion. The company started as Crescent Real Estate Equity, which was founded by John C. Goff, its current chairman.

Investment Description: Crescent Fort Worth is a mixed-use development project including a 200-key boutique luxury hotel, a Canyon Ranch Wellness Club, 170,000 square feet of Class A office space, and 167 luxury for-rent residences. Crescent's goal is to develop the preeminent mixed-use facility in the center of Fort Worth's downtown cultural district. The development broke ground in October 2021, and as of October 2022 Crescent has topped out both the office tower and the hotel. Crescent expects to deliver the hotel in the summer of 2023 and the office tower and multifamily by the fall of 2023.



Current Portfolio Investments

Investment Name: Hyatt Lost Pines – Cedar Creek, TX

Investment Amount: \$500,000 committed

\$500,000 called February 2022

Investment Sponsor: DivcoWest with joint venture partner Ohana.

DivcoWest is a San Francisco based, vertically integrated, real estate owner, operator, and developer with \$12.9 billion in AUM. DivcoWest has a national presence with a highly diversified portfolio in key innovation markets across all major property types, including life science and hospitality.

Ohana is an investment firm founded in 2009, based in Redwood City, CA, focused on luxury hospitality assets. Ohana currently has approximately \$1.4 billion in AUM and has overseen or transacted on more than \$4 billion in luxury hotels.

Investment Description: Hyatt Lost Pines is a Hotel & Resort located in Cedar Creek, TX, approximately 25 miles east of Austin. The Property is a 656-acre resort containing a 491-key hotel including 59 suites, 8 food and beverage outlets, spa, golf course, and horse-back riding. The August 2022 investor update shows very strong performance of the property in 2022, with 2022 financial metrics coming in as the best year the property has had since 2018. Notably, the property is now performing better than it did in pre-pandemic 2019, with overall ADR of \$352 (versus 2019 \$247) and RevPAR of \$180 (versus 2019 \$161). Group revenue is doing particularly well, with 2022 at 101.5% of 2019, and 2023 group revenue on pace for 111.6% of 2019.



Current Portfolio Investments

Investment Name: Hanover Crossing – Hanover, MA

Investment Amount: \$500,000 committed

\$500,000 called May 2022

Investment Sponsor: Hanover Company – Headquartered in Houston, TX, Hanover Company is a fully integrated real estate organization with expertise in development, complex construction, property management, asset operations, capital markets and other key disciplines. Hanover Company has developed over 62,000 apartments with a total value of \$14.67 billion over its 40-year history.

Investment Description: MSB RE Fund invested \$500,000 in a multifamily development project, Hanover Crossing Residences, in May 2022. The investment was made through an affiliate of Hanover Company, which owns 50% of the project, and MSB RE Fund's share of this ownership is 2.89%. The joint venture purchased an 8.03-acre site located at 80 Mill Street, Hanover, MA within the redevelopment of the former Hanover Mall now known as Hanover Crossing, and is in construction on the four, four-story Class-A multifamily residential buildings consisting of 297 market-rate units and associated amenities. The project is located 9 miles west of Massachusetts' eastern shoreline, 13 miles from the inner beltway (Interstate-95), and 20 miles southeast of downtown Boston. The latest update from the sponsor, Hanover Company, is that all permits have cleared, construction began in July 2021, and the first phase of units is expected to turn by December 2022.



Completed Investments

Investment Name: TPEG Austin Highline Investors, LLC Sub Debt – Austin, TX

Investment Amount: \$300,000 invested August 2019

\$360,412.91 investment proceeds March 2021

Investment Sponsor: Trinity Private Equity Group (TPEG) – Trinity Private Equity Group, based in Dallas, TX, sources capital from primarily high net worth individuals and family offices and invests with operating partners in new development and value-add investments, primarily in the multifamily space.

Investment Description: The MSB RE Fund invested \$300,000 in 12% mezzanine debt in the Austin Highline project on August 7, 2019. Austin Highline investors worked with developer Urban Genesis. Urban Genesis develops lower amenity, high-quality, multifamily buildings with units that lease for \$300 a month less than comparable more highly amenitized buildings. The mezzanine debt provided part of the Austin Highline Investors capital supplied to Urban Genesis to develop three multifamily buildings in Austin totaling roughly 400 units. On March 10th, 2021, TPEG announced the sale of the first of the three projects, South Shore, and used the proceeds from the sale of South Shore to pay off the mezzanine debt that MSB RE Fund invested in. On March 12, 2021, TPEG distributed \$360,412.91 to MSB RE Fund, representing a 12% annualized return and a 1.2 equity multiple to the MSB RE fund over the 1.6 year holding period.



The MSB RE Fund is very thankful for the participation of experienced real estate investors on the fund's investment committee. Fund students conduct investment due diligence and analysis throughout the fall semester and present their analysis and investment recommendation to the fund's investment committee, typically in the first two class meetings in November. Investment committee meetings provide an opportunity for the students to get insightful feedback from experienced investors, and each presentation ends with a lively discussion and investment committee vote on the students' recommendation. An investment is approved, sometimes with conditions, by a majority vote of the outside investment committee members. Not all investment committee members attend all investment committee meetings.

The fund also owes a very special thanks to Jeff Matthews of Winstead PC for his pro-bono work as fund counsel. Jeff has worked with the fund since inception and reviews and advises on investment contracting for all the fund's investments. The fund is extremely grateful for Jeff's help and counsel with the contracting for this unique, student-run investment fund.

Investment Committee Members

- Kenneth Aboussie – Co-Founder and Managing Partner, Stonelake Capital Partners
- Amy Cureton – Real Estate Portfolio Manager, Employees Retirement System of Texas
- Patricia Gibson – CEO, Banner Oak Capital Partners
- Mary Hager – Executive Director, Greystar (formerly of Thackeray Partners)
- Garret House – CEO, Evergreen Real Estate Partners
- Scott Ingraham – Zuma Capital and publicly traded REIT board member
- John Kiltz – Managing Partner, Stonelake Capital Partners
- Tyler Lyons – B&I Capital
- John McKinnerney – Founding Principal, Castle Hill Partners
- Collin Neblett – Partner, Banner Oak Capital Partners
- Robert Sessa – Advisory Director of Real Estate, Employees Retirement System of Texas

Fund Counsel

- Jeff Matthews – Shareholder and Chair of Business and Transactions, Winstead PC

Fund Professors

- Dr. Greg Hallman – Professor of Instruction in Real Estate and Finance
- Joshua Brown – Lecturer at McCombs, and Senior Advisor at First Washington Realty

The McCombs Real Estate Investment Fund Advisory Board includes fund supporters who made significant donations to the fund, and incumbent Advisory Board members from the previously established McCombs REIT fund. The fund holds an Advisory Board meeting each November where students present condensed versions of their PE fund investment committee presentations and the results to-date of the REIT investments made in the spring semester. Following the students' presentations, Advisory Board members meet and mingle with students over drinks and dinner. The fund is grateful for all the donations that made this unique student-run real estate investment fund possible and is particularly grateful for the very generous contribution made by John Goff, who donated the majority of the \$10 million in total fund donations.

MSB RE Fund Advisory Board members

- John Goff – Chairman, Goff Capital Management
- Kenneth Aboussie – Stonelake Capital Partners
- Beau Armstrong – Stratus Properties
- Christian Bernasconi – B&I Capital
- David Busker – Tilden Capital Partners
- Doug Chestnut – StreetLights Residential
- Paul Curbo – Executive in Residence, Georgetown University
- David Deutch – Pinnacle Housing Group
- Bob Faith – Greystar
- Gary Farmer – Heritage Title
- Jamie Feldman – Wells Fargo
- Ben Friedman – Abacus Capital Group
- Greg Friedman – Peachtree Hotel Group
- Garret House – Evergreen Real Estate Partners
- Erik Johnson – White Point Partners
- Andy Lusk – Lionstone Investments
- Murray McCabe – Montgomery Street Partners
- Terry Montesi – Trademark
- Rich Moore – CBRE
- Ben Moreland – Crown Castle International
- Chaz Mueller – Progress Residential
- Keith Oden – Camden Property Trust
- Don Reese – Riverside Resources
- Luis P. Rhi – Barrow, Hanley, Mewhinney & Strauss
- Steve Rogers – Viceroy Investments
- Patrick Starley – Legacy Star Capital Partners
- Lenore Sullivan – TWV Capital Management
- John Thompson – PinPoint Commercial

MSB RE FUND PARTICIPANT LLC			
Balance Sheet			
As of August 31, 2022			
	Total		
	As of Aug 31, 2021		(Prior Year)
ASSETS			
Current Assets			
Bank Accounts			
Frost Bank - CD	0.00	3,000,000.00	
Frost Bank Checking Account	3,609,945.49	1,700,162.86	
Total Bank Accounts	\$ 3,609,945.49	\$ 4,700,162.86	
Other Current Assets			
Interest Receivable	0.00	0.00	
Prepaid Expenses	46,554.86		
Total Other Current Assets	\$ 46,554.86	\$ 0.00	
Total Current Assets	\$ 3,656,500.35	\$ 4,700,162.86	
Other Assets			
Adler Fund V	49,180.31		
Advenir Investment	159,947.64	179,807.00	
GPIF CD Partners LP Investment	300,000.00		
Hanover Crossing dba Tecumseh Investments	500,000.00		
HLP Holdco -O-DW VI Hotel Venture Investment	485,481.00		
HW MTC. LLC Investment	497,436.00	496,816.00	
Marble Capital II Investment	365,018.29	515,696.77	
Millennium East Side Austin Holdings Investment	500,000.00	500,000.00	
TPEG Austin Highline Note Receivable	0.00	0.00	
Total Other Assets	\$ 2,857,063.24	\$ 1,692,319.77	
TOTAL ASSETS	\$ 6,513,563.59	\$ 6,392,482.63	
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable (A/P)	0.00	0.00	
Total Accounts Payable	\$ 0.00	\$ 0.00	
Total Current Liabilities	\$ 0.00	\$ 0.00	
Total Liabilities	\$ 0.00	\$ 0.00	
Equity			
Capital Contribution by MSB RE FUND	6,266,922.40	6,266,922.40	
Retained Earnings	125,560.23	62,123.22	
Net Income	121,080.96	63,437.01	
Total Equity	\$ 6,513,563.59	\$ 6,392,482.63	
TOTAL LIABILITIES AND EQUITY	\$ 6,513,563.59	\$ 6,392,482.63	

MSB RE FUND PARTICIPANT LLC			
Profit and Loss			
September 2021 - August 2022			
			Total
		Sep 2020 - Aug 2021	(PY)
		Sep 2021 - Aug 2022	
Income			
Total Income			
Gross Profit		\$ 0.00	\$ 0.00
Expenses			
Bank Charges & Fees		734.18	557.83
Investment Interest Expense		34,973.72	16,991.36
Investment Management Fees		4,062.39	6,797.98
Legal & Professional Services		3,000.00	3,145.00
Office Supplies & Software		650.26	522.34
Other Business Expenses		5.80	14.40
Subscription Expense		4,232.26	
Taxes & Licenses		1,603.99	
Total Expenses		\$ 49,262.60	\$ 28,028.91
Net Operating Income		-\$ 49,262.60	-\$ 28,028.91
Other Income			
Interest Income		4,291.93	19,777.34
Unrealized Gain (Loss) on Investments		166,051.63	71,688.58
Total Other Income		\$ 170,343.56	\$ 91,465.92
Net Other Income		\$ 170,343.56	\$ 91,465.92
Net Income		\$ 121,080.96	\$ 63,437.01