

Performance Record

Past & Current

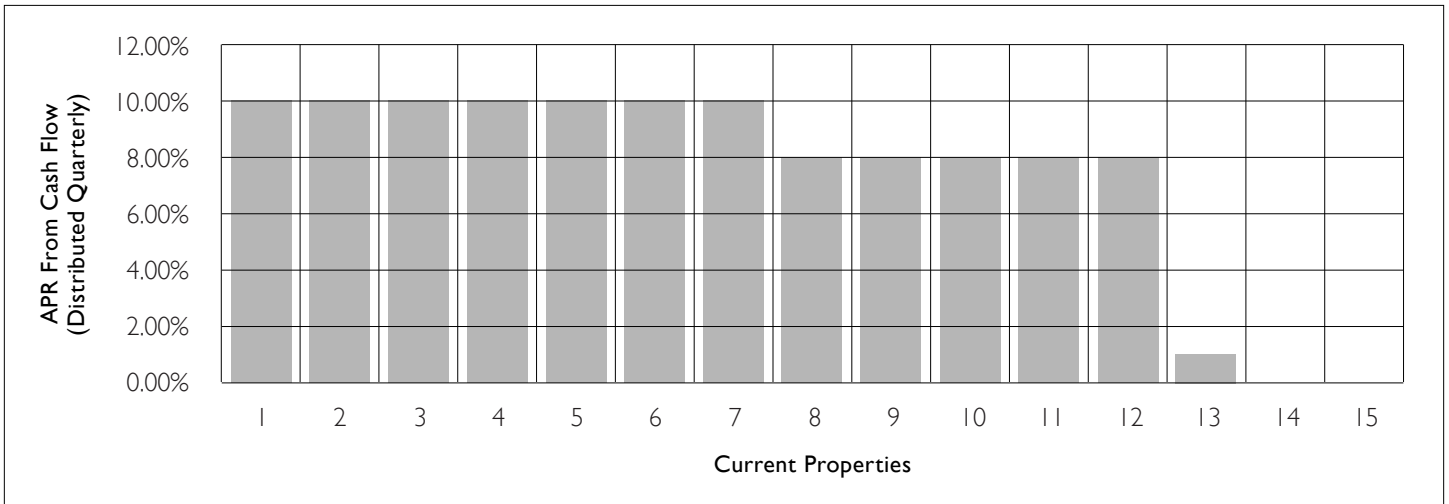


Current	# Units	Return of Initial Investment	Timeframe of Return of Initial Capital	Current APR from Revenues
1. Canoga Variel Apts - Canoga Park	35	100%	40 months	10%
2. 9215 Sepulveda Blvd. - North Hills	40	100%	36 months	10%
3. Jade Apts - North Hills	46	100%	36 months	10%
4. 8123 Sepulveda Blvd - Van Nuys	40	100%	50% in 24 months 50% 60 months	10%
5. Deluxe Madison - Riverside	23	100%	50% in 24 months 50% 60 months	10%
6. Magnolia West - Riverside	25	100%	50% in 24 months 50% 60 months	10%
7. Central Ave Bungalows - Redlands	36	100%	24 months	10%
8. Santa Fe Palms Townhomes - San Jacinto	20	50%	6 months	8%
9. Cazador Court Apts - Riverside	16			8%
10. Dwight Street Apts - Riverside	4			8%
11. Grand Terrace Apts – Grand Terrace	4			8%
12. Lighthouse Townhomes - Hemet	26			8%
13. Olive Tree Apts - Hemet	25			1%
14. Applewood Apartment Homes - Riverside	23			
15. Cinnamon Creek - Riverside (planned development)	102			

Sold	# Units	Return of Initial Investment	Timeframe of Return of Initial Capital Initial Investment	Additional Return on Equity (after return of initial capital)
16. Bear Creek Apartments - Albuquerque	85	100%	50 months	29.76%
17. Jefferson Point - Riverside	46	100%	18 months	82.00%
18. University Apts - Redlands	5	100%	20 months	57.00%
19. Brookview Apts - Redlands	19	100%	48 months	63.00%
20. Philbin Street Apts – Riverside	4	100%	2 months	20.00%
21. Lexington Apartments - Riverside	22	100%	38 months	15.00%

(continued...)

Current Annual Percentage Return on Initial Capital Investment



Additional Return on Equity (after return of initial capital)



DOUG WETTON

Principal

Phone: (949) 759-0220

Email: doug@dwinvestments.com

www.dwinvestments.com

This document contains forward-looking statements. Forward-looking statements are only predictions. The forward-looking events discussed in this document may not occur, and actual events and results may differ materially and are subject to risks, uncertainties and assumptions.