

PAUL S. MCDONALD TRACK RECORD

August 2013

INVESTMENT PROPERTY	DATE	UNITS/SQ FT	% OCC.	INITIAL COST	FINANCING	SALE PRICE OR CURRENT VALUE	% OCC.	DATE
<b>MULTI-FAMILY</b>								
Winrock Apartments	1985	106	92%	\$2,400,000	Grandbridge	\$4,200,000	98%	OWNED
Brittany Place Apartments	1987	236	80%	\$1,200,000	Fannie Mae	\$15,400,000	99%	OWNED
Enchanted Fountains Apartments	1989	93	80%	\$1,250,000	Admiral Bank	\$2,250,000	95%	OWNED
Rollingwood Apartments	1995	211	90%	\$1,650,000	Ausa Life Insu.	\$3,250,000 <sup>1</sup>	90%	1997
Oaks on Bissonnet Apartments	1997	356	72%	\$3,300,000	Riverway Bank	\$9,800,000	90%	2008
Regal Point Apartments	1998	140	81%	\$2,110,000	Lehman Bros.	\$3,650,000	92%	2007
Pioneer Gentry Apartments	2000	137	80%	\$2,300,000	Owner	\$3,200,000	94%	2006
Vista Del Sol Apartments	2003	264	64%	\$4,845,000	Arbor FNMA	\$7,500,000	90%	OWNED
Forest View Apartments	2010	158	68%	\$1,200,000	Frost Bank	\$4,300,000	84%	2013
Bellville Fourplex	2011	4	100%	\$130,000	Investor	\$240,000	100%	2012
Las Americas Apartments	2011	534	43%	\$7,000,000	North Star	\$11,214,000	90%	OWNED
Live Oak Apartments	2013	162	90%	\$7,150,000	Arbor FNMA	\$7,150,000	90%	OWNED
2120 Kipling Apartments	2013	27	80%	\$6,750,000	Central Bank	\$6,750,000	80%	OWNED
Willow Falls Apartments	<i>Purchased in 1989, rehab of approx \$1,200,000 and sold in 1997 for a break-even return.</i>							
Somerset Place Apartments	<i>In 1989, the attorney for the owner requested Paul McDonald to turn around this property which was valued at approx. \$200,000 less than the outstanding mortgage on the property. Mr. McDonald supervised a rehab of approx. \$300,000 and the asset was then sold in 1993 for approx. \$1,000,000 in excess of the mortgage.</i>							
<b>RETAIL</b>								
Litchfield Crossings	2008	53,000 <sup>2</sup>	100%	\$4,106,594	Illini Bank	\$5,363,000	84%	OWNED
IHOP	2009	3	NNN	\$2,823,000	FFCC	\$2,823,000	NNN	OWNED
Sunbelt Tool Rental	2009	1	NNN	\$2,165,000	Illini Bank	\$2,165,000	NNN	OWNED
Westfield Plaza	2012	103,000	59%	\$2,750,000	Pulaski Bank	\$4,500,000	59%	OWNED
<b>INVESTMENT DEALS</b>								
MDB CLP I (Compressor)	2005	-	-	\$2,100,000	Regions Bank	\$3,276,406	-	2008
MBD CLP II (Compressor)	2005	-	-	\$4,021,000	Regions Bank	\$5,990,421	-	2008
Houston House <sup>3</sup>	2008	-	-	\$1,200,000	Cash	\$1,542,641	-	2008
Greenleaf <sup>4</sup>	2012	-	-	\$150,000	Cash	\$150,000	-	OWNED
Land Banks <sup>5</sup>	1979	18.72 Acres	-	\$3,498,000	Cash	\$3,488,000	-	Various

<sup>1</sup> Includes \$400,000 discount on outstanding principal provided by lender at point of disposition

<sup>2</sup> Property underwent 10,000 sq ft expansion in 2010

<sup>3</sup> Hard Money Loan

<sup>4</sup> Purchase of 25% interest in daycare center

<sup>5</sup> Collection of 5 parcels used as land banks over the course of several decades