

# TRACKRECORD

## PROJECT VERKOCHT

Partnership Naam	Project Naam	Locatie	Totale Investing	Verkoopprijs	Eigen Vermogen	Aanvang Investing	Investeringsduur (jr)	Gerealiseerd Enkelvoudig Rendement p.j. voor LP's	Gerealiseerd IRR Project niveau	E.V. Multiple
1 StoneBridge Stillwater Branch Creek	1 Arbors at Branch Creek	Tampa, FL	\$23,000,000	\$39,750,000	\$9,000,000	Mar/10	1.95	58%	60%	2.0x
2 Granite Lakepointe, LP	2 Lakepointe	Orlando, FL	\$20,850,000	\$23,600,000	\$6,000,000	Nov/06	5.58	11%	7%	1.6x
3 Washington Residential Fund II	3 The Sedgewick	Washington, DC	\$46,521,000	\$57,885,000	\$14,958,786	Nov/07	4.51	10%	10%	1.6x
	4 The Shelburne	Washington, DC								
	5 Shelby	Washington, DC								
	6 Policy	Washington, DC								
4 StoneBridge Washington Residential Fund IV	7 Brooklawn	Frederick, MD	\$9,090,000	\$10,100,000	\$3,460,000	May/11	1.60	16%	17%	1.3x
5 Washington Residential Fund I (Blended)	8 Holly Springs Meadows	Forestville, MD	\$56,699,630	\$86,550,000	\$17,891,788	Oct/04	8.75	28%	26%	2.6x
	9 Woods at Addison	Capital Heights, MD								
	10 Capital Courts	District Heights, MD								
	11 Capital Crossing	Suitland, MD								
6 Washington Residential Fund III (Blended)	12 Spring Valley	Washington, DC	\$11,005,225	\$17,270,000	\$4,300,000	Jun/09	4.34	28%	35%	3.1x
	13 Courtyard	Washington, DC								
7 EPD Cross Creek	14 Cross Creek	Dallas, Texas	\$36,525,000	\$47,500,000	\$14,400,000	Jul/07	6.18	9%	12%	1.9x
8 The Marquesa	15 Marquesa	Ft. Lauderdale, FL	\$32,664,234	\$35,800,000	\$9,630,000	Nov/12	2.06	5%	26%	1.1x
9 Stonebridge Residential Fund VII	16 Enclave	Northwood, FL	\$20,100,000	\$21,350,000	\$5,005,000	Nov/12	2.88	12%	11%	1.3x
10 Stonebridge Residential Fund IX, LP	17 Spalding Crossing	Atlanta, GA	\$38,000,000	\$41,000,000	\$13,675,000	Aug/13	2.10	16%	18%	1.3x
TOTAAL / GEWOGEN GEMIDDELDE			\$294,455,089	\$380,805,000	\$98,320,574		4.6	16.4%	14.2%	1.9x

## PROJECTEN ONDER BEHEER

Partnership Naam	Project Naam	Locatie	Totale Investing	Verkoopprijs	Eigen Vermogen	Aanvang Investing	Investeringsduur (jr)	Prospectus Enkelvoudig Rendement p.j. voor LP's	Prospectus IRR Project niveau	Prospectus E.V. Multiple
11 StoneBridge Residential Fund X, LP	18 The Glenwood	Washington, DC	\$9,200,000	\$12,400,000	\$4,350,000	Apr/14	5.00	16.0%	16.8%	1.8x
12 StoneBridge Residential Fund XI, LP	19 The Brightwood Portfolio	Washington, DC	\$10,850,000	\$13,800,000	\$4,600,000	Jun/15	5.00	13.5%	13.7%	1.6x
13 Stonebridge Residential Fund IX, LP	20 Seven Oaks	Odenton, MD	\$62,500,000	\$71,300,000	\$19,500,000	Dec/15	5.00	13.7%	13.9%	1.7x
14 Stonebridge Residential Fund XII, LP	21 Beech Farm	Columbia, MD	\$28,160,000	\$33,240,000	\$8,000,000	Sep/16	8.00	12.1%	11.7%	2.0x
15 Stonebridge Residential Fund XIII, LP	22 550 Abernathy	Atlanta, GA	\$36,857,784	\$46,365,427	\$19,500,000	Jan/17	5.00	13.2%	13.8%	1.7x
TOTAAL / GEWOGEN GEMIDDELDE			\$147,567,784	\$177,105,427	\$50,058,000		5,6	13.3%	13.6%	1.8x

\* Gezien de aard van de investering en het bijzonder risicoprofiel als gevolg van het herpositioneren van een zgn. "Broken condo-conversion", is het behaalde rendementen van dit fonds niet meegerekend in het gerealiseerde totaal/gewogen gemiddelde rendement op het geïnvesteerd eigen vermogen.