



Current Loan Activity June 30, 2022

Date Funded	Property Address	Property Type	Loan Amount	Value	LTV Ratio	Interest Rate	Due Date	Comments
New Loans - June 2022								
6/29/22	210 Myrtle Avenue (aka 210 to 220 Riverpark Boulevard) Oxnard, CA	17,430 sq. ft. retail building on 1.59 acre lot.	\$ 5,800,000	\$ 9,710,000	60%	5.90%	12/31/22	Refinance.
6/28/22	1170 W. Morena Boulevard San Diego, CA	30,464 sq. ft. retail building on 2.12 acre lot.	\$ 12,000,000	\$ 23,401,000	51%	5.90%	10/31/22	Acquisition.
6/23/22	13611 Vanowen Street Van Nuys, CA	14-unit apartment building.	\$ 2,112,000	\$ 3,618,000	58%	6.50%	12/31/22	Acquisition of Bank REO.
6/23/22	1612 Pacific Coast Highway Harbor City, CA	2,130 sq. ft. retail building on 4,801 sq. ft. lot.	\$ 510,000	\$ 850,000	60%	6.90% to 6/30/23 7.90% after	6/30/24	Acquisition. 2nd TD Lender: \$170,000.
6/22/22	350 to 350 1/2 Concord Street El Segundo, CA	5-unit apartment building.	\$ 1,425,000	\$ 3,018,000	47%	6.90%	6/30/23	Acquisition.
6/22/22	905 S Street Sacramento, CA ----- 925 S Street Sacramento, CA	19,950 sq. ft. commercial building on lots totaling 31,778 sq. ft. ----- 5,184 sq. ft. auto-related retail building on 19,013 sq. ft. lot.	\$ 4,740,000	\$ 7,900,000	60%	6.40%	7/31/23	Refinance. ----- Acquisition.
6/16/22	3646, 3650 & 3660 Atlantic Avenue Long Beach, CA	4,470 sq. ft. office building on 11,862 sq. ft. lot.	\$ 1,000,000	\$ 1,801,000	56%	6.90%	6/30/23	Acquisition. 2nd TD Lender: \$572,500.
6/15/22	989 Patricia Way San Jose, CA	1,371 sq. ft. single family residence with 440 sq. ft. accessory dwelling unit (ADU) on 5,671 sq. ft. lot.	\$ 1,007,000	\$ 1,752,000	57%	6.90%	5/31/23	Acquisition.
6/15/22	1865 to 1871 9th Street Santa Monica, CA	11,352 sq. ft. rehabilitation facility on lots totaling 14,999 sq. ft.	\$ 3,235,000	\$ 6,158,000	53%	6.90%	12/31/22	Acquisition.
6/15/22	1820 Dawn Meadow Street Westlake Village, CA ----- 1838 Dawn Meadow Street Westlake Village, CA ----- 487 to 489 Lakeview Canyon Road Westlake Village, CA ----- 885 Westbend Road Westlake Village, CA ----- 1893 Dawn Meadow Street Westlake Village, CA	2.09 acre residential vacant lot. ----- 3.01 acre residential vacant lot. ----- Two residential vacant lots totaling 2.5 acres. ----- 3.41 acre residential vacant lot. ----- Two residential vacant lots totaling 2.72 acres.	\$ 3,000,000	\$ 7,475,000	40%	6.90% to 6/30/23 7.40% after	12/31/23	Refinance.
6/14/22	6671 Colgate Avenue Los Angeles, CA	1,372 sq. ft. single family residence on 6,250 sq. ft. lot.	\$ 1,110,000	\$ 1,850,000	60%	6.90%	9/30/22	Acquisition.

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6/13/22	5505 Laurel Canyon Boulevard Valley Village, CA	46-unit newly-constructed apartment building.	\$ 12,000,000	\$ 22,106,000	54%	5.90%	11/30/22	Refinance. 2nd TD Lender: \$1,250,000.
6/10/22	16200 Garfield Avenue Paramount, CA	14,737 sq. ft. industrial warehouse on 24,341 sq. ft. lot.	\$ 2,288,000	\$ 3,814,560	60%	6.90%	5/31/23	Acquisition.
6/9/22	433 W. 9th Street Long Beach, CA ----- 2430 Atlantic Avenue Long Beach, CA ----- 1403 Lemon Avenue Long Beach, CA	5,018 sq. ft. quadplex on 4,699 sq. ft. lot. 2,342 sq. ft. triplex on 6,943 sq. ft. lot. 5-unit apartment building.	\$ 3,000,000	\$ 5,026,000	60%	6.90%	5/31/23	Refinance.
6/9/22	904 W. Martin Luther King Jr. Boulevard Los Angeles, CA	3,296 sq. ft. quadplex on 5,978 sq. ft. lot.	\$ 600,000	\$ 1,025,000	59%	7.90% to 5/31/23 8.30% after	5/31/24	Acquisition.
6/9/22	21701 Erwin Street Woodland Hills, CA	5,555 sq. ft. commercial building on 41,579 sq. ft. lot.	\$ 8,000,000	\$ 14,471,000	55%	6.40%	5/31/23	Refinance. 2nd TD Lender: \$1,300,000.
6/9/22	11811 Darlene Lane Moorpark, CA	6,805 sq. ft. single family residence with 1,197 sq. ft. accessory dwelling unit (ADU) on 9.08 acre lot.	\$ 2,000,000	\$ 3,802,000	53%	7.50%	5/31/23	Refinance.
6/8/22	15555 E. 14th Street San Leandro, CA	809,311 sq. ft. retail mall on lots totaling 42.12 acres.	\$ 28,500,000	\$ 64,796,000	44%	5.90%	5/31/23	Acquisition.
6/6/22	5142 W. 20th Street Los Angeles, CA	8-unit apartment building.	\$ 1,150,000	\$ 1,977,000	58%	6.90%	5/31/23	Acquisition.
6/6/22	1740 to 1750 Broadway Oakland, CA	29,363 sq. ft. office building on 27,600 sq. ft. lot.	\$ 8,000,000	\$ 13,249,000	60%	5.90% to 5/31/23 6.40% after	11/30/23	Refinance.
6/1/22	525 W. La Palma Avenue Anaheim, CA	73,641 sq. ft. senior assisted living facility on 1.37 acre lot.	\$ 10,000,000	\$ 18,078,000	55%	6.90%	5/31/23	Refinance.
6/1/22	1906 W. Holt Avenue Pomona, CA ----- 325 Union Avenue Pomona, CA	Two contiguous industrial buildings totaling 16,450 sq. ft. on lots totaling 1.3 acres.	\$ 3,000,000	\$ 5,000,000	60%	6.90%	5/31/23	Acquisition.
		Loan Modification Increases	\$ 315,000					
		Total Funded	\$ 114,792,000					

Loans Paid Off - June 2022

1/24/22	16601 to 16647 S. Vermont Avenue Gardena, CA	19,915 sq. ft. auto-related retail building on lots totaling 1.07 acres.	\$ 1,083,000	\$ 4,186,000	26%	6.90%	7/31/22	Acquisition. PAID IN FULL 6/30/22.
6/28/19	1410 Main Street Venice, CA	2,954 sq. ft. residential vacant lot.	\$ 800,000	\$ 1,462,000	55%	8.90%	6/30/22	Refinance. PAID IN FULL 6/24/22.
1/28/22	905 S Street Sacramento, CA	19,950 sq. ft. commercial building on lots totaling 31,778 sq. ft.	\$ 3,000,000	\$ 5,121,000	59%	6.40%	7/31/23	Acquisition. PAID IN FULL 6/22/22.
9/30/21	9000 & 9002 Arlington Avenue Riverside, CA	54,234 sq. ft. retail center on 5 acre lot.	\$ 2,965,000	\$ 6,488,000	46%	6.90%	9/30/22	Refinance. PAID IN FULL 6/16/22.

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12/12/19	4858 W. Clinton Street Los Angeles, CA	2,296 sq. ft. newly-constructed condominium unit.	\$ 250,000	\$ 1,297,045	19%	8.90%	6/30/22	Refinance. PAID IN FULL 6/15/22.
12/23/20	1953 Via Reggio Court San Jose, CA	48-unit apartment building.	\$ 12,000,000	\$ 22,623,000	53%	5.90%	12/31/22	Refinance. PAID IN FULL 6/14/22.
6/24/19	10008 Avalon Boulevard Los Angeles, CA	10-unit apartment building permitted for development of 22-residential units.	\$ 2,000,000	\$ 3,618,000	55%	8.60%	6/30/22	Refinance. PAID IN FULL 6/8/22.
2/10/20	1100 N. Harbor Drive Redondo Beach, CA	20,210 sq. ft. retail building on lots totaling 37,304 sq. ft.	\$ 4,000,000	\$ 11,189,000	36%	7.90%	6/30/22	Refinance. PAID IN FULL 6/2/22.
10/1/19	525 W. La Palma Avenue Anaheim, CA	73,641 sq. ft. senior assisted living facility on 1.33 acre lot.	\$ 5,000,000	\$ 14,804,000	34%	7.90%	9/30/22	Acquisition of Bank REO. PAID IN FULL 6/1/22.
		Workouts & Loan Modification Paydowns	\$ 8,754,000					
		Total Payoffs	\$ 39,852,000					

Modifications - June 2022

6/24/21	11411 Ayrshire Road Los Angeles, CA ----- 530 S. Barrington Avenue, Unit 102 Los Angeles, CA ----- 25 Conejo Road Santa Barbara, CA ----- 14411 Vanowen Street Van Nuys, CA	7,193 sq. ft. newly-constructed single family residence on 15,774 sq. ft. lot. ----- 1,268 sq. ft. condominium unit. ----- 6,000 sq. ft. newly-constructed single family residence on 2 acre lot. ----- 12,281 sq. ft. former office building on 20,287 sq. ft. lot entitled for development of 22-unit apartment building.	\$ 4,880,000	\$ 16,364,867	30%	5.90% 6.50%	6/30/22 12/31/22	Acquisition of Bank REOs. ----- Refinance.
9/29/17	327 5th Avenue Venice, CA	1,242 sq. ft. single family residence on 5,268 sq. ft. lot.	\$ 1,000,000	\$ 2,063,000	48%	8.90% 9.30%	6/30/22 12/31/22	Refinance.
1/10/19	133 S. Bedford Drive Beverly Hills, CA	5-unit apartment building.	\$ 2,190,000	\$ 3,805,000	58%	8.30%	7/9/22 1/9/23	Acquisition.
6/28/17	1468 W. 17th Street Long Beach, CA	3,500 sq. ft. light industrial building on 4,958 sq. ft. lot.	\$ 445,000	\$ 867,000	51%	11.50%	6/30/22 12/31/22	Acquisition.
7/11/19	4225 S. Broadway Los Angeles, CA	6,300 sq. ft. special-use building on 12,650 sq. ft. lot.	\$ 740,000	\$ 1,451,000	51%	8.90%	6/30/22 12/31/22	Acquisition.
6/11/19	1503 to 1519 S. Centre Street San Pedro, CA	10,254 sq. ft. light manufacturing building on lots totaling 13,580 sq. ft. lot.	\$ 780,000	\$ 1,821,000	43%	8.90% 9.30%	5/31/22 5/31/23	Refinance.
7/15/21	404, 418, 420 & 430 S. 2nd Street San Jose, CA	3 retail buildings totaling 15,423 sq. ft. on lots totaling 35,265 sq. ft.	\$ 8,700,000	\$ 18,480,000	47%	5.90% 6.50%	6/30/22 12/31/22	Acquisition. 2nd TD Lender: \$2,500,000.
9/3/20	Los Angeles County, CA	12 condominium units and 2 quadplexes. 12 condominium units.	\$ 4,432,000 \$ 2,631,000	\$ 11,742,486 \$ 8,758,444	38% 30%	5.90%	8/31/22	Refinance. \$1,801,000 paydown.
12/29/21	1012 Cory Avenue West Hollywood, CA	1,930 sq. ft. single family residence on 5,706 sq. ft. lot.	\$ 1,200,000	\$ 2,064,000	58%	7.90% 8.60%	6/30/22 9/30/22	Refinance. 2nd TD Lender: \$282,000.

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10/10/17	2936 S. Orange Drive Los Angeles, CA ----- 3043 S. La Brea Avenue Los Angeles, CA	4,456 sq. ft. parking structure on 7,199 sq. ft. lot. ----- 7,335 sq. ft. mortuary on 32,702 sq. ft. lot.	\$ 2,250,000	\$ 4,509,000	50%	9.30% 9.90%	6/30/22 6/30/23	Refinance.
12/14/21	150 Brookwood Road Woodside, CA	6,711 sq. ft. single family residence on 43,497 sq. ft. lot.	\$ 5,450,000	\$ 9,471,000	58%	6.40% 6.90%	5/31/22 9/30/22	Refinance. 2nd TD Lender: \$1,000,000.
12/3/19	360 5th Street San Francisco, CA	8 commercial vacant lots totaling 23,115 sq. ft. entitled for development of 127-residential units and approximately 9,300 sq. ft. groundfloor retail.	\$ 10,000,000	\$ 26,444,000	38%	8.10%	6/30/22 9/30/22	Refinance. \$10,000,000 line of credit commitment.
11/29/21	8315 to 8335 Greenleaf Avenue Whittier, CA	5 contiguous lots totaling 1.21 acres to be entitled for development of 17-unit detached condominium complex.	\$ 1,228,000	\$ 2,141,000	57%	6.90% 7.40%	6/30/22 9/30/22	Acquisition.
6/30/21	1835 Greenfield Avenue Los Angeles, CA	14-unit vacant apartment building entitled for development of 16-unit co-living building.	\$ 4,250,000	\$ 8,376,000	51%	6.50% 6.90%	6/30/22 6/30/23	Refinance. 2nd TD Lender: \$1,025,000.
6/15/22	1820 Dawn Meadow Street Westlake Village, CA ----- 1838 Dawn Meadow Street Westlake Village, CA ----- 487 to 489 Lakeview Canyon Road Westlake Village, CA ----- 885 Westbend Road Westlake Village, CA ----- 1893 Dawn Meadow Street Westlake Village, CA	2.09 acre residential vacant lot. ----- 3.01 acre residential vacant lot. ----- Two residential vacant lots totaling 2.5 acres. ----- 3.41 acre residential vacant lot. ----- Two residential vacant lots totaling 2.72 acres.	\$ 3,000,000 \$ 1,000,000	\$ 7,475,000	40% 13%	6.90% to 6/30/23 7.40% after	12/31/23	Refinance. \$2,000,000 holdback for future advances.
6/28/19	1590 E. 16th Street Santa Ana, CA ----- 1500 E. 17th Street Santa Ana, CA	3 special-use buildings totaling 38,500 sq. ft. on lots totaling 4.81 acres.	\$ 7,000,000	\$ 13,847,000	51%	8.90%	6/30/22 9/30/22	Acquisition.
11/6/20	904 S. Kenmore Avenue Los Angeles, CA	10-unit newly-constructed condominium complex. 9-unit newly-constructed condominium complex.	\$ 1,069,000 \$ 602,000	\$ 9,009,035 \$ 9,660,303	12% 6%	6.90%	10/31/22	Refinance. 2nd TD Lender: \$1,200,000. \$467,000 paydown.
6/17/21	625 to 671 S. La Brea Avenue Los Angeles, CA	4 retail buildings and 1 office building on lots totaling 1.19 acres. Assemblage entitled for development of 121-residential units, 125-room hotel with 13,037 sq. ft. commercial space and 10,921 sq. ft. of open space.	\$ 24,000,000	\$ 40,028,000	60%	5.90% 6.30%	6/30/22 12/31/22	Refinance.
12/30/21	690 S. Coast Highway Laguna Beach, CA	14-room boutique hotel on 10,296 sq. ft. lot.	\$ 3,500,000	\$ 6,457,000	54%	6.50%	6/30/22 12/31/22	Refinance. 2nd TD Lender: \$3,000,000.
12/30/21	2711 & 2713 E. Coast Highway Newport Beach, CA	13,678 sq. ft. commercial building on lots totaling 10,915 sq. ft.	\$ 5,500,000	\$ 9,452,000	58%	6.50%	6/30/22 12/31/22	Refinance. 2nd TD Lender: \$3,000,000.

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4/28/22	10951 National Boulevard Los Angeles, CA	11-unit newly-constructed condominium complex in the final stages of development.	\$ 4,593,000 \$ 4,808,000	\$ 9,571,000	48% 50%	6.90%	4/30/23	Refinance. \$5,500,000 line of credit commitment. \$215,000 principal increase.
7/17/18	14206, 14210 & 14216 Calvert Street Van Nuys, CA	3 apartment buildings totaling 17-units.	\$ 1,425,000	\$ 3,359,924	42%	9.30% 9.60%	6/30/22 7/31/22	Acquisition.
1/29/21	5170 to 5180 Fulton Drive Fairfield, CA	23,525 sq. ft. industrial warehouse with 3,463 sq. ft. mezzanine on lots totaling 3.47 acres.	\$ 4,776,000	\$ 8,891,000	54%	7.10% 7.50%	6/30/22 7/31/22	Refinance. 2nd TD Lender: \$600,000.
12/6/21	10650 Oakdale Avenue Chatsworth, CA ----- 1366 Lachman Lane Pacific Palisades, CA	5,776 sq. ft. single family residence on 4.76 acre lot. ----- 3,778 sq. ft. single family residence on 19,476 sq. ft. lot.	\$ 121,000 \$ 96,000	\$ 8,062,082	2% 1%	5.90%	5/31/22	Acquisition. ----- Refinance. \$25,000 paydown.
9/24/18	8001 & 8015 Beverly Boulevard Los Angeles, CA ----- 7967 Beverly Boulevard Los Angeles, CA	Two retail buildings on lots totaling 18,560 sq. ft. entitled for development of 34,000 sq. ft. retail center. ----- 2,610 sq. ft. special use building on 5,992 sq. ft. lot entitled for development of 2,000 sq. ft. retail building.	\$ 9,200,000 \$ 4,839,000	\$ 15,739,000 \$ 11,898,128	58% 41%	7.90%	9/30/22	Refinance. \$4,361,000 paydown.
7/19/19	1100 E. Whittier Boulevard La Habra, CA	172-unit senior assisted living facility on 2.05 acre lot.	\$ 9,000,000	\$ 16,468,000	55%	8.30%	6/30/22 7/31/22	Acquisition.
12/22/21	8851 W. Pico Boulevard Los Angeles, CA	5,239 sq. ft. retail building on 6,317 sq. ft. lot.	\$ 1,920,000	\$ 3,484,000	55%	6.90%	6/30/22 12/31/22	Refinance.
6/29/20	8565 Whittier Boulevard Pico Rivera, CA	1,144 sq. ft. light manufacturing building on 39,066 sq. ft. lot.	\$ 335,000	\$ 738,000	45%	9.30%	6/30/22 6/30/23	Refinance.
12/26/19	852 17th Street Santa Monica, CA ----- 853 17th Street Santa Monica, CA	6-unit apartment building. ----- 4,336 sq. ft. triplex on 7,492 sq. ft. lot.	\$ 5,500,000	\$ 9,234,000	60%	7.90%	6/30/22 12/31/22	Refinance. 2nd TD Lender: \$1,600,000. Multiple Junior Lenders: \$1,753,500.
4/26/22	30455 Gallup Court Menifee, CA	1,662 sq. ft. single family residence on 5,662 sq. ft. lot.	\$ 334,000 \$ 231,000	\$ 567,000	58% 41%	7.90%	7/31/22	Acquisition. \$100,000 paydown.
7/12/21	2808 Workman Street Los Angeles, CA	6-unit apartment building.	\$ 320,000	\$ 1,424,000	22%	7.90% 8.20% to 12/31/22 8.60% after	6/30/22 6/30/23	Refinance. \$550,000 \$320,000 line of credit commitment.
11/23/21	20 37th Place Long Beach, CA	8,826 sq. ft. single family residence on 1.28 acre lot.	\$ 6,000,000	\$ 11,608,000	52%	5.90% 6.40%	5/31/22 11/30/22	Refinance.
2/23/21	9 Rue Deauville Newport Beach, CA ----- 2535 Ivy Road Oceanside, CA	4,715 sq. ft. single family residence on 8,580 sq. ft. lot. ----- 1.16 acre lot entitled for subdivision and development of 3 single family residences.	\$ 850,000 \$ 950,000	\$ 6,310,000	13% 15%	7.30%	8/31/22	Refinance. \$2,500,000 line of credit commitment. \$100,000 principal increase.

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1/26/21	13900 Shoemaker Avenue Norwalk, CA ----- 13020, 13035, 13045, 13055 & 13065 Tom White Way Norwalk, CA	Two industrial buildings totaling 75,232 sq. ft. on lots totaling 3.97 acres.	\$ 6,000,000	\$ 11,092,000	54%	7.40% to 7/31/22 7.90% after	7/31/22 8/31/22	Refinance. 2nd TD Lender: \$500,000.
9/17/20	852 N. West Knoll Drive West Hollywood, CA	2,481 sq. ft. quadplex on 6,253 sq. ft. lot.	\$ 1,500,000	\$ 3,000,000	50%	7.30%	6/16/22 9/16/22	Acquisition. 2nd TD Lender: \$300,000.
7/5/18	3151 Garrity Way Richmond, CA	2.2 acre residential vacant lot permitted for development of 98-unit apartment building.	\$ 1,000,000	\$ 4,606,000	22%	8.00% 9.30%	6/30/22 6/30/23	Acquisition. \$1,000,000 line of credit commitment.

Temporary Forbearances - June 2022

None

Workouts - June 2022

None

Pending Foreclosure or Legal Resolution - June 2022

12/29/16	14812 Northview Terrace Hacienda Heights, CA ----- 8684 Via Santa Cruz Avenue Whittier, CA ----- 500 W. Las Palmas Drive Fullerton, CA	7,125 sq. ft. single family residence on 1.05 acre lot. ----- 7,007 sq. ft. single family residence on 20,686 sq. ft. lot. ----- 7,351 sq. ft. single family residence on 1.06 acre lot.	\$ 4,145,000	\$ 6,909,000	60%	8.30%	12/31/18	Status: 2nd TD Lender owns Los Angeles County properties as of 1/9/19 and Orange County property as of 1/17/19. Additional delays with the pending title claim as a result of court closures. Los Angeles and Orange County lawsuits settled. Upon sale of the properties, the net proceeds will reduce the balance owing until the loan is paid in full. Notices of Default recorded 8/15/18. Monthly payment: \$28,669.58.
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Real Estate Owned (REO) - June 2022

None