



## *Monthly report for November 2019*

### *Internal Activities:*

*Prosper 2000 continues to attend multiple private Government auctions weekly with intent to pick up properties at a deep discount of 50% or more. It is not easy finding great deals instantly, hence we keep reminding our clients that it sometimes takes time to find good deals that are worth waiting for. We are currently expanding our operation to three new states in which we will be actively seeking shorter term investments.*

*From time to time, we like to remind the importance of having a positive cash flow. Most but not all of our clients prefer quick turnaround on their investments. We haven't closed a single deal that lost money. Every single investment we proposed and executed delivered positive returns to our investors. We are also actively planning to execute two larger investments that will be generating monthly cash flow to our investors. These are investments that will be generating steady monthly income to our clients for years.*

### *What is our biggest challenge?*

*Prosper's biggest challenge we are facing is not being properly funded for some of the Investment deals we attempt to purchase primarily because we are often fully invested. Every once in a while, we are seeing GREAT Investments we do not have funds for.*

See two most recent investments we could not execute on due to lack of investment funds.

1. You may remember this proposed investment. [Click here > "PROSPER2K IP317-07/08/2019"](#).

Investment Proposition	Tracking Number	Auction Results	Purchase Price %	Sold at %	Outbid	Maximum Purchase Price	Average Fair Market Value	Required Investment Capital	ROI "\$"	ROI "%"
IP317	AC1011-203-PD001	Sold to 3rd party	58%	56%	-2%	\$ 145,000.00	\$ 250,000.00	\$ 145,000.00	\$27,500	12.36%
Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type					
7/9/2019	\$142,000		11		UP INC TD					

This is a property with Fair market value of around 250,000 dollars. At the time of the sale Prosper had only \$110,000 available cash to Invest. The property was sold for ONLY \$140,000 or 44% below its FMV. This property needed minimum rehab. We are following up on this investment and it turned out that new property owner did not sell it yet therefore it is hard to determine the profit. The fact remains the same: they have an investment worth \$250,000 they acquired at \$140,000. If they chose to sell it, they would make immediate profit of six figure on this one deal alone.

2. We found a commercial building (Chase Bank) that went on sale several weeks ago and ended up selling for \$850,000. Prosper had about 140,000 at that time, not nearly enough for what was needed to acquire this property.



There are only two possible outcome of this investment:

**A;** This investment will generate short term return of 20% guaranteed by the state law. (20% of \$850,000).

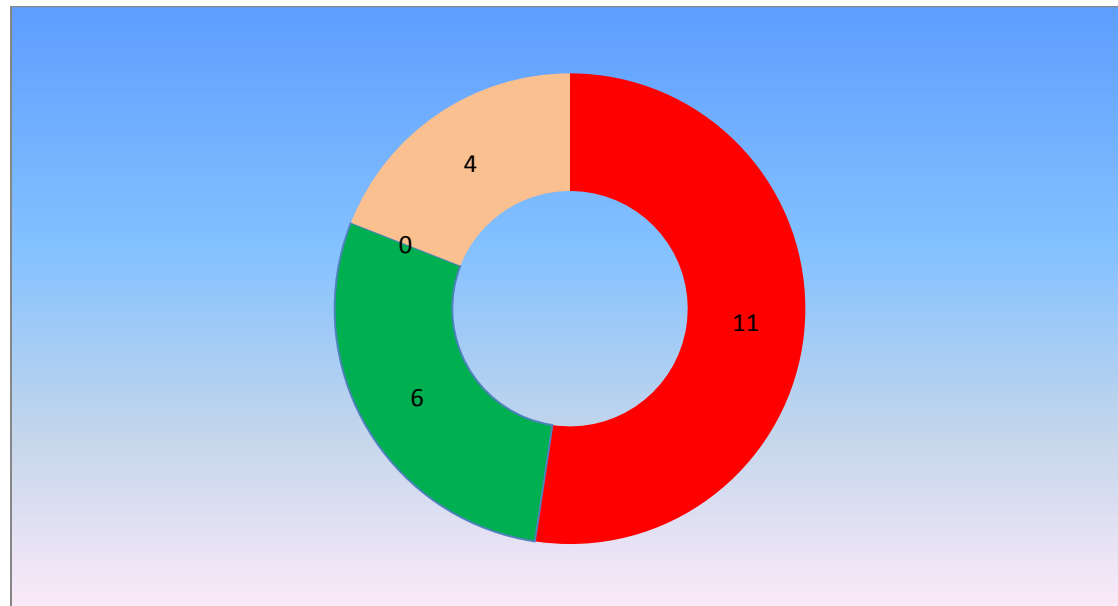
**B;** Return on this investment will easily double in less than 24 months.

As you can see, at the end of the day, only those that have available cash win the deals worth pursuing. The rest will continue to overlook these fantastic investment opportunities.

*Detail summary:*

*Prosper 2000 reviewed 67 investments in the month of November. We processed 47 property analysis reports, out of which 16 investment propositions were offered to you for partnerships.*

*Eleven properties redeemed in the month of November. Six properties sold and four properties sold below the price we wanted to purchase them for.*



Month	Year	States	Counties	Redeemed	Sold	Rescheduled Cancelled	Sold %	Offered to Investors	Total	P	Deals left on the table
January	2019	1	2	7	2	0	22%	9	9		1
February		1	8	9	4	2	27%	16	15		3
March		4	12	10	2	1	15%	13	13		2
April		5	10	16	3	0	16%	19	19	*	2
May		4	6	15	6	0	29%	4	21		3
June		3	9	26	7	0	21%	17	33		2
July		3	11	28	5	0	15%	26	33		2
August		2	5	5	1	3	11%	5	9		0
September		2	10	14	4	2	20%	20	20		0
October		3	9	18	4	1	17%	14	23		2
November		2	7	11	6	0	35%	16	17		4
December									0		
				Redeemed	Sold	Resch. Canc.			Total		Deals LOTT
2019		30	89	159	44	9	21%	159	212		21

*Four deals were missed in November due to insufficient investment capital.*

Tracking Number	Auction Results	Purchase Price %	Sold at %	Outbid	Maximum Purchase Price	Average Fair Market Value	Required Investment Capital	ROI "\$"	ROI "%"
<a href="#">AC1105-203-PD001</a>	Sold to 3rd party	50%	47%	-3%	\$ 50,000.00	\$ 100,000.00	\$ 50,000.00	\$11,738	13.30%
<a href="#">AC1110-203-PD001</a>	Sold to 3rd party	48%	36%	-12%	\$ 96,000.00	\$ 200,000.00	\$ 96,000.00	\$21,326	11.94%
<a href="#">AC1116-203-PD003</a>	Sold to 3rd party	42%	31%	-11%	\$ 48,000.00	\$ 115,000.00	\$ 48,000.00	\$12,356	12.04%
<a href="#">AC1121-203-PD004</a>	Sold to 3rd party	30%	19%	-11%	\$ 41,000.00	\$ 135,000.00	\$ 41,000.00	\$17,491	14.88%

*We decided to remove first deal from our list of interest after we physically inspected the property. Second property was sold in error hence it was not a valid sale. Other reasons of not pursuing them were Active Liens on the property, or the property not being in such a good condition after it was physically inspected.*