



Monthly report for December 2020

Summary of year 2020.

We wrapped up the year of 2020 on a positive note with multiple successful projects which we have carefully planned and executed. As mentioned in some of our previous commentaries, PROSPER 2000 does a combination of flips as well as keeping some of the properties as a long-term investment.

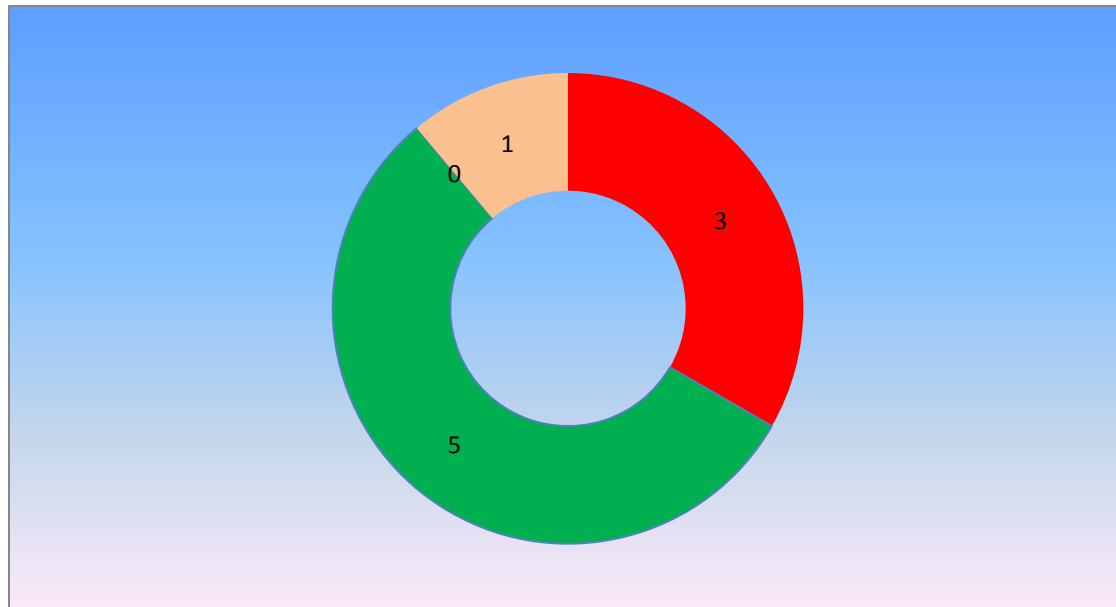
We at Prosper worked extremely hard to launch two beautiful and fully remodeled properties used for short-term rental. Please note that these are not considered as a traditional and average properties you can book through Airbnb or VRBO. After careful planning, we were able to identify the niche in the market allowing us to potentially profit from these investments on a much different levels in comparison with any other properties of our competitors.

In addition; we dived into a new space of PRE-IPO investing this year in which we expect to be earning minimum double digit returns and much higher to our clients. We have the team designated in research by pre-selecting best candidates / companies on the market that have potential of earning 2X, 3X and 4X returns. Although this sector is considered to be a high-risk investment, we always recommend allocating no more than 15% of the entire investment into this space. It is also important to remember that higher risk investments typically tend to earn higher returns. Higher the risk, higher the return.

Detail summary:

PROSPER 2000 processed 8 Investment deals in the month of December. 1 deal has been offered for the partnership to our joint venture partners and potential investors. Total of 6 property analysis reports have been created in the month of December.

3 properties redeemed in the month of December. 5 properties sold and 1 property on our list sold below our desired price point. 0 property were rescheduled in December.



Month	Year	States	Counties	Redeemed	Sold	Rescheduled Cancelled	Sold %	Offered to Investors	Total	P	Deals left on the table
January	2020	1	8	16	5	0	24%	21	21		1
February		3	7	6	3	1	30%	10	10		1
March		3	11	18	3	3	13%	21	24		2
April		1	4	4	2	0	33%	4	6		0
May		1	4	0	0	0	0%	0	0		0
June		1	4	3	0	0	0%	3	3	*	0
July		1	2	1	0	0	0%	0	0		0
August		2	9	11	6	1	33%	12	18		1
September		2	3	7	1	0	13%	0	8		0
October		2	4	3	3	0	50%	1	6		0
November		2	4	0	1	0	100%	0	1		0
December		2	6	0	5	0	100%	2	5		1
				Redeemed	Sold	Resch. Canc.			Total		Deals LOTT
2020		21	66	69	29	5	33%	74	102		6

Year 2020 has brought multiple opportunities to us. Hard work, full dedication and consistency truly paid off as it usually does. According to the table above, among many others, there were “6” GREAT investment opportunities we did not execute on since we were fully invested throughout the year.



The property on the left was sold only for 57% of its Fair Market Value. 11% below our predetermined purchase price which would leave the investor with nice profit.

These are the types of deals we are finding and like to work on. We also need to mention that it is not easy to find these types of investments.

We frequently look at a lot of real-estate investments opportunities, unfortunately there is simply not enough of investment capital to always act on these deals as we identify them. Smart investors need to be ready to immediately execute on opportunities as they arrive.

For example; one of our more recent real-estate investments generated profit of over 80,000 dollars in just under 6 months (-rehab cost) assuming we would decide to sell the property. The execution plan comes down to good planning and predetermining the exit point way in advance.

To wrap up the year of 2020, we can proudly state that we have closed multiple investments, each generating monthly positive cash flow. Prosper did not have a single investment that lost money to investor since its formation and we attend to keep it that way.

We look forward to year of 2021 and many new joint venture partnerships, investment opportunities and challenges it will bring along.

Lastly, we would like to Thank you all for keeping up with us and for monitoring our progress and success as we continue to grow. In spite of unfortunate COVID-19 situation, we hope all of you had productive and successful year in all areas.

Wishing you all the best,

To see the list of investments we offer, [click here](#), or visit our website: www.prosper2000.com