



Custom Investor Statement (Simple) - Example

Report Period 04/01/2019 - 04/30/2019 • Created 06/11/2019

11121 Carmel Commons Blvd
Charlotte NC 28226
704-209-7511
mhauer@imscre.com

Investor: Mr. George M Dawson

Profiles: Mr. George M Dawson • Dawson Family Members Trust



Hi George

Thank you for investing with **Investor Management Services!**

We are pleased to report our biggest quarter ever and are happy to share those great returns with our investors. Below you will find your quarterly distribution breakdown. If you have any questions please don't hesitate to reach out to our Investor Relations Manager, Jenny Carll at jcarll@imscre.com.

Investment Summary Details

Projects Invested	7	Total Capital Invested	\$2,965,776.21	Outstanding Capital Balance	\$2,962,207.67
Total Distributions in Current Period	\$0.00	New Investments During Period	\$0.00	Capital Returned During Period	\$0.00
Return of Capital	\$3,568.54	Cash on Cash Return	27.16%	Equity Multiple	0.27x
Total Distributions Since Inception	\$833,364.54				



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Investment Details

Aria Fund, Class B • Investing Mr. George M Dawson



Investor Capital	\$156,250.00	Date Invested	01/21/2019
Closing Date	08/01/2019	Preferred Return	9.00%
Cash on Cash	0.00%	Rate of Return	9.00%
Acquisition Price	\$0.00	Property Value	\$0
Accrued and Unpaid Preferred Returns	\$0.00		

Transaction History

Date	Type	Description	Total Amount
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No data available.

There are no transactions pertaining to the investment.



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CCG Fund II • Funded Dawson Family Members Trust



CCG FUND II

Investor Capital	\$25,000.00	Date Invested	10/20/2018
Closing Date	01/01/2018	Entity Ownership	0.00%
Current Quarter Distributions	\$0.00	Next Distribution Date	-
Return of Capital	\$0.00	YTD Return of Capital	\$0.00
Unreturned Contributions	\$25,000.00	Preferred Return	10.00%
Cash on Cash	-	Annualized Cash on Cash	-
Projected IRR	12.00%	Rate of Return	-
Total Return on Investment	0.00%	Inception to Date Rate of Return	-
Annualized Rate of Return	-	Return Multiple	0.00x
Acquisition Price	\$0.00	Property Value	\$100,357,793
Accrued and Unpaid Preferred Returns	\$0.00		

Transaction History

Date	Type	Description	Total Amount
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No data available.

There are no transactions pertaining to the investment.



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CCG Fund II • Funded Mr. George M Dawson



CCG FUND II

Investor Capital	\$350,000.00
Closing Date	01/01/2018
Current Quarter Distributions	\$75,000.37
Return of Capital	\$0.00
Unreturned Contributions	\$350,000.00
Cash on Cash	21.43%
Projected IRR	12.00%
Total Return on Investment	21.43%
Annualized Rate of Return	86.91%
Acquisition Price	\$0.00
Accrued and Unpaid Preferred Returns	\$0.00

Date Invested	10/26/2016
Entity Ownership	0.20%
Next Distribution Date	06/30/2018
YTD Return of Capital	\$0.00
Preferred Return	10.00%
Annualized Cash on Cash	14.98%
Rate of Return	-
Inception to Date Rate of Return	86.91%
Return Multiple	0.21x
Property Value	\$100,357,793

Transaction History

Date	Type	Description	Total Amount
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No data available.

There are no transactions pertaining to the investment.



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CCG Group, LLC, Common • Investing Mr. George M Dawson



Investor Capital	\$300,000.00	Date Invested	06/01/2014
Closing Date	04/28/2020	Preferred Return	8.00%
Cash on Cash	0.00%	Rate of Return	-
Acquisition Price	\$0.00	Property Value	\$15,000,000
Accrued and Unpaid Preferred Returns	\$0.00	Cash Flow Positive Estimate	Q3 2020

Transaction History

Date	Type	Description	Total Amount
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No data available.

There are no transactions pertaining to the investment.



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11121 Carmel Commons Blvd
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Carmel Commons Investor LLC, Member • Funded Mr. George M Dawson



Investor Capital	\$0.00	Date Invested	01/01/2016
Closing Date	01/01/2016	Entity Ownership	9.90%
Current Quarter Distributions	\$0.00	Next Distribution Date	-
Return of Capital	\$0.00	YTD Return of Capital	\$0.00
Unreturned Contributions	\$0.00	Preferred Return	8.00%
Cash on Cash	-	Annualized Cash on Cash	-
Projected IRR	0.00%	Rate of Return	-
Total Return on Investment	25.92%	Inception to Date Rate of Return	-
Annualized Rate of Return	-	Return Multiple	0.00x
Acquisition Price	\$15,750,000.00	Property Value	\$22,500,000
Accrued and Unpaid Preferred Returns	\$1,000.00	Projected Property Valuation EOY	\$3,500,000

Transaction History

Date	Type	Description	Total Amount
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No data available.

There are no transactions pertaining to the investment.



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11121 Carmel Commons Blvd
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Midwood Plaza Owner • Funded Mr. George M Dawson



Investor Capital	\$409,526.21	Date Invested	05/28/2015
Closing Date	05/12/2011	Entity Ownership	16.50%
Current Quarter Distributions	\$24,246.81	Next Distribution Date	12/01/2018
Return of Capital	\$3,568.54	YTD Return of Capital	\$0.00
Unreturned Contributions	\$405,957.67	Preferred Return	9.00%
Cash on Cash	27.69%	Annualized Cash on Cash	8.94%
Projected IRR	15.00%	Rate of Return	-
Total Return on Investment	49.25%	Inception to Date Rate of Return	1.95%
Annualized Rate of Return	8.93%	Return Multiple	0.23x
Acquisition Price	\$0.00	Property Value	\$50,000,000
Accrued and Unpaid Preferred Returns	\$28,227.96	Cash Flow Positive Estimate	Q2 2020

Transaction History

Date	Type	Description	Total Amount
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No data available.

There are no transactions pertaining to the investment.



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QSF New Opportunity Fund, Common • Investing Mr. George M Dawson



Investor Capital	\$1,500,000.00	Date Invested	06/01/2014
Closing Date	04/28/2020	Preferred Return	8.00%
Cash on Cash	0.00%	Rate of Return	-
Acquisition Price	\$0.00	Property Value	\$15,000,000
Accrued and Unpaid Preferred Returns	\$0.00	Cash Flow Positive Estimate	Q3 2020
Projected Property Valuation EOY	\$875,000,000		

Transaction History

Date	Type	Description	Total Amount
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No data available.

There are no transactions pertaining to the investment.



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Terrace Oaks Apartments, LLC Common • Funded Dawson Family Members Trust



Investor Capital	\$75,000.00	Date Invested	05/20/2018
Closing Date	05/24/2019	Entity Ownership	0.00%
Current Quarter Distributions	\$0.00	Next Distribution Date	-
Return of Capital	\$0.00	YTD Return of Capital	\$0.00
Unreturned Contributions	\$75,000.00	Preferred Return	8.00%
Cash on Cash	-	Annualized Cash on Cash	-
Projected IRR	8.00%	Rate of Return	16.00%
Total Return on Investment	0.00%	Inception to Date Rate of Return	-
Annualized Rate of Return	-	Return Multiple	0.00x
Acquisition Price	\$23,000,000.00	Property Value	\$15,000,000
Accrued and Unpaid Preferred Returns	\$0.00		

Transaction History

Date	Type	Description	Total Amount
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No data available.

There are no transactions pertaining to the investment.

Willow Way Investors, LLC, Members • Funded Mr. George M Dawson



Investor Capital	\$150,000.00	Date Invested	12/31/2017
Closing Date	12/31/2017	Entity Ownership	3.75%
Current Quarter Distributions	\$0.00	Next Distribution Date	-
Return of Capital	\$0.00	YTD Return of Capital	\$0.00
Unreturned Contributions	\$150,000.00	Preferred Return	8.00%
Cash on Cash	-	Annualized Cash on Cash	-
Projected IRR	0.00%	Rate of Return	-
Total Return on Investment	0.00%	Inception to Date Rate of Return	-
Annualized Rate of Return	-	Return Multiple	0.00x
Acquisition Price	\$0.00	Property Value	\$0
Accrued and Unpaid Preferred Returns	\$0.00		

Transaction History

Date	Type	Description	Total Amount
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No data available.

There are no transactions pertaining to the investment.