



REALTY CAPITAL PARTNERS

Our Results Speak For Themselves.

The average result of all RCP investments funded and sold since 2009

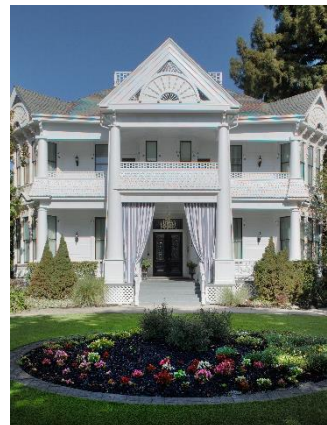
19% Internal Rate of Return

1.7x Multiple Investor Return

4.1 Average Year Hold Period

Any past performance information for RCP sponsored programs that has been provided should not be viewed as a prediction of the Partnership's future success. There can be no assurance that the Partnership will perform as well as past performance results or that the Partnership will be able to avoid losses. You should consider the investment objectives, risks, charges and expenses of real estate limited partnerships carefully before investing.

RCPInvestments.com





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RCP 10-Year Investment Portfolio for all Projects sold since 2009.

Project	Multiple	Hold (years)	IRR
RCP Distressed Residential Properties, LLC	1.1	1.4	12%
RCP Build to Suit, LLC	1.2	0.7	25%
RCP Dallas Rehabilitation Hospital, LLC	1.8	2.6	25%
RCP Carnegie Hill, LLC	1.2	1.1	15%
RCP Houston Rehabilitation Hospital, LLC	1.7	1.6	39%
RCP Tribeca, LLC	2.0	2.9	34%
RCP Northwest Crossing, LLC	2.3	4.5	26%
RCP Skilled Nursing Properties, LLC	1.8	4.4	20%
RCP Distressed Residential Properties II, LLC	1.2	4.3	12%
RCP Build to Suit II, LLC	1.5	3.9	16%
RCP Johns Creek, LLC	1.0	5.3	0%
RCP Columbus Airport Hotels, LLC	2.5	1.8	76%
RCP Central Expressway, Ltd.	4.0	5.7	33%
RCP Riverview MOB, LLC	2.3	5.8	17%
RCP Columbus Secured Opportunity, Ltd.	1.1	7.5	1%
RCP Westside Village, LLC	1.6	4.2	17%
RCP Park Cities Residential, LLC	1.0	2.4	0%
RCP Allen AL, LLC	1.8	3.9	19%
RCP Village First Lien	1.1	8.1	3%
RCP Cypresswood AL, LLC	1.6	4.6	11%
RCP Reliant Corporate Center	1.4	9.3	4%
RCP Belmont Preferred	2.0	6.4	17%
RCP Bloomington Seniors Housing	1.7	3.4	17%
RCP Tomball Senior Housing	1.7	4.6	13%
RCP Ft. Worth Medical Apts.	1.3	4.1	7%
RCP Santa Fe Apartments	2.0	2.5	32%
Average:	1.7	4.1	19%
Completed Projects:			26