

UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION

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UNITED STATES SECURITIES	)		
AND EXCHANGE COMMISSION,	)		
	)		
Plaintiff,	)	Case No. 1:18-cv-5587	
	)		
v.	)	Hon. Manish S. Shah	
	)		
EQUITYBUILD, INC., EQUITYBUILD	)	Magistrate Judge Young B. Kim	
FINANCE, LLC, JEROME H. COHEN,	)		
and SHAUN D. COHEN,	)		
	)		
Defendants.	)		
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**RECEIVER’S NOTICE OF FILING OF AMENDED EXHIBITS  
TO RECEIVER’S SUBMISSIONS ON GROUP 1 CLAIMS (DOCKET NOS. 1201, 1324)**

Kevin B. Duff, as receiver for the Estate of EquityBuild, Inc. and related entities (“Receiver”), hereby provides notice of filing of Amended Exhibits<sup>1</sup> to the Receiver’s Submission on Group 1 Claims, which was filed on February 28, 2022, as Docket Entry No. 1201 and to the Receiver’s Notice of Filing Amended Exhibits 1 and 4 to Receiver’s Submission on Group 1 Claims, which was filed on October 17, 2022, as Docket Entry No. 1324.

On February 28, 2022, the Receiver filed his Submission on Group 1 Claims. (Dkt. 1201) Attached to that filing as Exhibits 1 through 5 were spreadsheets for each of the five properties in Group 1: 3074 Cheltenham (Property 74), 7625-33 S East End (Property 75), 7635-43 S East End (Property 76), 7750 S Muskegon (Property 77), and 7201 S Constance (Property 78).

<sup>1</sup> Although only Exhibits 2 and 3 have been amended at this time, consistent with the descriptions herein, Exhibits 1 and 4 were previously amended (Dkt. 1324). Accordingly, the attachments hereto reflect all amendments and corrections through November 30, 2022.

On October 17, 2022, the Receiver filed Amended Exhibits 1 and 4 to his Submission on Group 1 Claims (Dkt. 1324), after the Court ordered that the claims of Joseph and Linda Martinez be included for consideration with the Group 1 claims process (Dkt. 1315).

Subsequently, the Receiver discovered two errors in Exhibit 2 to the Submission regarding the property located at 7625-33 S East End (Property 75). *First*, the amount of the claim of The Peter Paul Nuspl Living Trust should have been \$217,100 against Property 75, instead of \$167,100 against Property 75 and \$50,000 against Property 76, changing the amount of the maximum unsecured claim from this investment to \$159,116.21.<sup>2</sup> *Second*, the Maximum Potential Distribution to Wesley Pittman on behalf of Pittman Gold LLC from the proceeds of the sale of this property was inadvertently left blank and should have reflected the amount of \$102,875.00. These errors have been corrected in the attached Amended Exhibit 2.

For the convenience of the Court and the parties, copies of the current and updated versions of Exhibits 1-5 in support of the Receiver's Submission on Group 1 Claims (Dkt. 1201) are attached hereto.

Dated: November 30, 2022

Respectfully submitted,

Kevin B. Duff, Receiver

By: /s/ Michael Rachlis  
Michael Rachlis  
Jodi Rosen Wine  
Rachlis Duff & Peel, LLC  
542 South Dearborn Street, Suite 900  
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*Counsel for Kevin B. Duff, Receiver*

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<sup>2</sup> Exhibit 3 has likewise been amended at Mr. Nuspl's request to reflect that Mr. Nuspl is not claiming to have invested in Property 76 (7635-43 S East End).

**CERTIFICATE OF SERVICE**

I hereby certify that on November 30, 2022, I electronically filed the foregoing **Receiver's Notice of Filing of Amended Exhibits to Receiver's Submissions on Group 1 Claims (Docket Nos. 1201, 1324)** with the Clerk of the United States District Court for the Northern District of Illinois, using the CM/ECF system. A copy of the foregoing was served upon counsel of record via the CM/ECF system.

I further certify that I caused true and correct copy of the foregoing Notice, to be served upon all claimants included on the Email Service List for Group 1 by electronic mail. I further certify that the Notice will be posted to the Receivership webpage at: <http://rdaplawnet.com/receivership-for-equitybuild>

/s/ Michael Rachlis \_\_\_\_\_  
Rachlis Duff & Peel, LLC  
542 South Dearborn Street, Suite 900  
Chicago, IL 60605  
Phone (312) 733-3950  
Fax (312) 733-3952  
mrachlis@rdaplawnet

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes
1839 Fund I LLC	74-367	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$12,850.00	POC, LSA	\$37,150.00		
Adir Hazan	74-143	POC, DIS, POS	Investor-Lender	\$50,000.00	\$0.00	\$8,183.00	POC (interest) and LSA (\$1000 other)	\$0.00	\$41,817.00	Secured investment rolled to SSDF1 Equity Fund
Alton Motes and Vicki Elaine Washburn JTWROS	74-2042	POC, DIS	Investor-Lender	\$80,000.00	\$0.00	\$21,226.60	LSA	\$0.00	\$58,773.40	EquityBuild records indicate claim bought out by another investor and principal returned
BTRUE LLC Barry J. Oates	74-669	POC	Equity Investor	\$38,400.00	\$38,400.00	\$0.00	POC, LSA	\$38,400.00		
Christopher Pong	74-760	POC, DIS	Investor-Lender	\$29,280.00	\$29,280.00	\$7,622.57	POC, DIS, LSA	\$21,657.43		
City of Chicago	74-693	POC, DIS, POS	Other	\$10,812.42		\$0.00	N/A	\$0.00	\$0.00	Water debt paid at closing
Daniel Matthews, Leah Matthews	74-117	POC	Investor-Lender	\$20,000.00	\$20,000.00	\$3,606.62	POC	\$16,393.38		
Danyel Tiefenbacher and Jamie Lai	74-510	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$13,599.93	POC, LSA	\$36,400.07		
Degenhardt, Duane A	74-2015	POC, DIS	Investor-Lender	\$66,684.00	\$66,684.00	\$9,780.32	LSA	\$56,903.68		
Erika Dietz	74-1283	POC, DIS	Investor-Lender	\$50,000.00	\$0.00	\$42,756.68	POC, LSA	\$0.00	\$7,243.32	\$30,000 principal returned and \$20,000 of investment rolled to unsecured promissory note
G&M You-Nique Properties, LLC	74-722	POC, DIS, POS	Investor-Lender	\$60,000.00	\$60,000.00	\$16,695.00	POC (interest) and LSA (\$1000 other)	\$43,305.00		
Grathia Corp	74-1445	POC, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$32,600.07	LSA	\$67,399.93		
iPlan Group Agent for Custodian FBO Jyotsna Sharma IRA	74-341	POC, DIS, POS	Investor-Lender	\$25,000.00	\$0.00	\$28,591.70	LSA, WF	\$0.00	\$0.00	Principal returned to claimant on 7/20/16
iPlanGroup Agent for Custodian FBO Mark Young	74-1446	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$25,033.40	LSA	\$74,966.60		
Ira J. Fields Living Trust, Glynis Sheppard, Trustee	74-1240	POC, DIS, POS	Investor-Lender and Equity Investor	\$50,000.00	\$50,000.00	\$12,848.95	DIS and LSA (\$1000 other)	\$37,151.05		
James Hoven	74-2029	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$14,082.00	POC (interest) and LSA (\$1000 other)	\$35,918.00		
Jill Meekcoms (The Entrust Group Inc. FBO Jill (Halverson) Meekcoms IRA #33-21296)	74-548	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$14,183.26	POC	\$35,816.74		
John Taxeras (Flying Hound Holdings. LLC)	74-994	POC, DIS	Investor-Lender	\$18,552.85	\$18,552.85	\$7,884.23	DIS	\$10,668.62		
Joseph and Linda Martinez	74-2095	POC	Investor-Lender	\$50,000.00	\$50,000.00	\$13,016.60	LSA	\$36,983.40		
Joshua Morrow	74-734	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$13,599.93	POC (interest) and LSA (\$1000 other)	\$36,400.07		
Julia Pong ( iPlanGroup Agent for Custodian FBO Julia Pong IRA)	74-1022	POC, DIS	Investor-Lender	\$34,572.00	\$34,572.00	\$9,000.24	POC, DIS, LSA	\$25,571.76		
Kenneth (Ken) and Maria (Tina) Jorgensen (iPlanGroup Agent for Custodian FBO Maria Christina Jorgensen IRA)	74-194	POC, DIS, POS	Investor-Lender	\$42,000.00	\$42,000.00	\$10,820.00	POC, DIS	\$31,180.00		
Kester Brothers Farm, LLC, C/O James R. Kester	74-944	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$13,099.93	POC, DIS	\$36,900.07		
Kevin Randall	74-811	POC	Investor-Lender	\$50,000.00	\$0.00	\$10,266.61	LSA	\$0.00	\$39,733.39	Secured investment rolled to SSDF4 Equity Fund
KKW Investments, LLC	74-336	POC, DIS, POS	Investor-Lender	\$1,600.00	\$1,600.00	\$456.00	POC	\$1,144.00		
Madison Trust Company Agent for Custodian FBO The Jacqueline C Rowe Living Trust IRA	74-163	POC, DIS	Equity Investor	\$50,000.00	\$50,000.00	\$11,583.33	LSA	\$0.00	\$38,416.67	Secured investment rolled to SSDF4 Equity Fund
Madison Trust Company Custodian FBO Robert W. Jennings Account# M1605053	74-241	POC, DIS, POS	Investor-Lender	\$74,539.00	\$74,539.00	\$20,266.69	DIS	\$54,272.31		
May M. Akamine for Aurora Investments, LLC (assets formerly under MayREI, LLC)	74-1412	POC, DIS	Investor-Lender	\$86,515.00	\$86,515.00	\$22,200.00	POC, DIS	\$64,315.00		

## KEY

POC - Proof of Claim

DIS - Claimants' Discovery Response

LSA - EquityBuild Lender Statement of Accounts

POS - Claimant's Position Statement

WF - Wells Fargo Bank Records

Exhibit

1

exhibitclicker.com

SEC v. EquityBuild

## Group 1 Investor-Lender Claims

3074 Cheltenham Avenue a/k/a 7836-38 S South Shore Avenue (Property 74) - AMENDED

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes
Michael F Grant & L. Gretchen Grant (Michael F. Grant & L. Gretchen Grant Revocable Trust dated March 16th 2012)	74-393	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$4,712.53	LSA	\$45,287.47		
New Move Ventures Inc. (Steven Fecko)	74-115	POC	Investor-Lender	\$50,000.00	\$50,000.00	\$14,500.00	LSA	\$35,500.00		
Optima Property Solutions, LLC	74-1023	POC, DIS, POS	Investor-Lender	\$60,000.00	\$0.00	\$74,645.00	LSA	\$0.00	\$0.00	Secured investment transferred to different EquityBuild properties
Pat DeSantis	74-397	POC, DIS, POS	Investor-Lender	\$110,000.00	\$110,000.00	\$30,910.07	LSA	\$79,089.93		
Paul N. Wilmesmeier	74-300	POC, DIS, POS	Investor-Lender	\$25,000.00	\$25,000.00	\$6,161.07	POC, DIS	\$18,838.93		
PNW Investments, LLC	74-332	POC, DIS, POS	Investor-Lender	\$10,000.00	\$10,000.00	\$2,850.00	POC, DIS	\$7,150.00		
QUEST IRA Inc. FBO Francisco A. Romero Sr. Acct# 25282-11 and Acct# 25282-21	74-1352	POC, DIS	Investor-Lender	\$56,000.00	\$56,000.00	\$13,553.59	POC, DIS	\$42,446.41		
Quest IRA FBO Francis D Webb 1437711	74-218	POC, DIS, POS	Investor-Lender	\$22,035.00	\$0.00	\$5,993.56	LSA	\$0.00	\$16,041.44	Secured investment rolled to SSDF6 Equity Fund
Sam Gerber, CEO, Gerber and Associates, REI, LLC	74-562	POC, DIS, POS	Investor-Lender	\$80,000.00	\$0.00	\$0.00	POC, LSA	\$0.00	\$80,000.00	Secured investment rolled to SSDF6 Equity Fund
SAMUEL HOME SOLUTIONS LLC, George Samuel	74-347	POC	Investor-Lender	\$42,131.00	\$42,131.00	\$13,468.46	POC	\$28,662.54		
Scott E Pammer	74-827	POC, DIS	Investor-Lender	\$70,000.00	\$70,000.00	\$19,483.00	POC, DIS	\$50,517.00		
Sidney Haggins (Vantage FBO Sidney Haggins IRA)	74-1434	POS	Investor-Lender	\$30,000.00	\$30,000.00	\$8,700.00	LSA	\$21,300.00		
Susan Kalisiak-Tingle	74-1438	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$16,299.93	LSA	\$33,700.07		
Terry L. Merrill, Sheryl R. Merrill	74-602	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$13,599.93	LSA	\$36,400.07		
TruStar Real Estate Solutions, LLC	74-337	POC, DIS, POS	Investor-Lender	\$75,000.00	\$75,000.00	\$20,125.00	POC	\$54,875.00		
Vladimir Matviishin	74-233	POC, DIS	Investor-Lender	\$28,075.00	\$0.00			\$0.00	\$0.00	This is a duplicate claim
Vladimir Matviishin, dba Network Expert	74-1387	POC, DIS	Investor-Lender	\$28,075.00	\$28,075.00	\$7,861.05	LSA	\$20,213.95		
Walter T Akita and Margaret M Akita	74-950	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$13,099.93	POC	\$36,900.07		
Young Family Trust	74-1452	POC, DIS, POS	Investor-Lender	\$45,000.00	\$45,000.00	\$1,800.00	LSA	\$43,200.00		
Yvette Nazaire Camacho (iPlanGroup Agent for Custodian FBO Yvette Nazaire Camacho IRA)	74-487	POC, DIS	Investor-Lender	\$30,000.00	\$30,000.00	\$7,510.00	DIS	\$22,490.00		
<b>TOTAL</b>				<b>\$2,349,271.27</b>	<b>\$1,893,348.85</b>			<b>\$1,375,468.55</b>	<b>\$282,025.22</b>	

## KEY

POC - Proof of Claim

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POS - Claimant's Position Statement

WF - Wells Fargo Bank Records

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes
Alcalli Sabat	75-786	POC, DIS, POS	Investor-Lender	\$22,993.00	\$0.00			\$0.00		Failure of documentation supporting claim either submitted by Claimant or located in EquityBuild records
Asians Investing In Real Estate LLC	75-503	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$18,466.65	POC	\$31,533.35		
Brad and Linda Lutz	75-962	POC, DIS, POS	Investor-Lender	\$397,836.00	\$361,629.00	\$134,255.27	POC, DIS, LSA	\$227,373.73		
Capital Investors, LLC	75-1490	POC, DIS, POS	Investor-Lender	\$36,207.00	\$36,207.00	\$4,505.76	DIS	\$31,701.24		
City of Chicago	75-693	POC, DIS, POS	Other	\$24,790.76	\$0.00	\$0.00	N/A	\$0.00	\$24,790.76	
Edge Investments, LLC, Janet F. Turco, Owner/Member IRA	75-180	POC, DIS	Investor-Lender	\$176,226.00	\$176,226.00	\$63,906.94	LSA	\$112,319.06		
Geronimo Usuga Carmona	75-543	POC, DIS	Investor-Lender	\$35,667.00	\$35,667.00	\$3,863.90	POC	\$31,803.10		
KKW Investments, LLC	75-336	POC, DIS, POS	Investor-Lender	\$75,000.00	\$75,000.00	\$22,925.00	POC	\$52,075.00		
Knickerbocker LLC	75-2035	POC, DIS, POS	Investor-Lender	\$39,664.00	\$39,664.00	\$14,378.20	LSA	\$25,285.80		
Lorenzo Jaquias (iPlanGroup Agent for Custodian FBO Lorenzo Jaquias)	75-184	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$14,783.33	LSA	\$35,216.67		
Madison Trust Company Agent for Custodian FBO The Jacqueline C Rowe Living Trust IRA	75-163	POC, DIS	Equity Investor	\$200,000.00	\$0.00	\$71,491.67	DIS	\$0.00	\$128,508.33	Secured investment rolled to SSDF4 Equity Fund
Michael James Guilford and Nancy Richard-Guilford, Jointly with Right of Survivorship	75-516	POC, DIS, POS	Investor-Lender	\$92,561.00	\$92,561.00	\$30,269.05	POC	\$62,291.95		
Randall Sotka (Tahiti Trust)	75-1207	POC, DIS, POS	Investor-Lender	\$38,826.00	\$38,826.00	\$5,694.48	LSA	\$33,131.52		
Robert Potter	75-1389	POC, DIS	Investor-Lender	\$786.00	\$786.00	\$100.26	LSA	\$685.74		
Stephan Tang	75-1111	POC, DIS, POS	Investor-Lender	\$25,185.00	\$25,185.00	\$3,492.32	LSA	\$21,692.68		
Steven R. Bald	75-399	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$15,000.00	POC	\$35,000.00		
Strata Trust Company FBO David J Geldart	75-1010	POC	Investor-Lender	\$107,362.00	\$107,362.00	\$32,566.04	LSA	\$0.00	\$0.00	EquityBuild employee actively participated in marketing the fraudulent scheme disqualified from receiving a distribution.
The Peter Paul Nuspl Living Trust	75-2044	POC, DIS, POS	Investor-Lender	\$217,100.00	\$0.00	\$57,983.79	LSA	\$0.00	\$159,116.21	Secured investment rolled to SSDF4 Equity Fund
United Capital Properties, LLC	75-1480	POC	Investor-Lender	\$2,303.00	\$2,303.00	\$306.13	LSA	\$1,996.87		
Wesley Pittman (Pittman Gold LLC)	75-469	POC, DIS	Investor-Lender	\$150,000.00	\$150,000.00	\$47,125.00	POC, DIS, LSA	\$102,875.00		
<b>Total</b>				<b>\$1,792,506.76</b>	<b>\$1,291,416.00</b>			<b>\$804,981.71</b>	<b>\$312,415.30</b>	

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 POS - Claimant's Position Statement  
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SEC v. EquityBuild

Group 1 Investor-Lender Claims  
7635-43 S East End Avenue (Property 76) - AMENDED

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes
Arthur and Dinah Bertrand	76-890	POC, DIS, POS	Investor-Lender	\$217,448.00	\$217,448.00	\$83,899.00	POC, DIS	\$133,549.00		
Arthur Bertrand	76-892	POC, DIS, POS	Investor-Lender	\$2,875.00	\$2,875.00	\$1,124.00	POC, DIS	\$1,751.00		
Carolyn B Ucker	76-1099	POC	Equity Investor	\$25,000.00	\$25,000.00	\$7,250.00	LSA	\$17,750.00		
Cecilia Wolff	76-1204	POC, DIS, POS	Investor-Lender	\$25,000.00	\$25,000.00	\$7,250.00	LSA	\$17,750.00		
City of Chicago	76-693	POC, DIS, POS	Other	\$917.76	\$0.00	\$0.00	N/A	\$0.00	\$ 917.76	
Daniel Matthews, Leah Matthews	76-117	POC	Investor-Lender	\$72,029.00	\$0.00	\$30,544.07	POC	\$0.00	\$ 41,484.93	Secured investment rolled to unsecured promissory note
Dennis & Mary Ann Hennefer	76-355	POC, DIS	Investor-Lender	\$25,000.00	\$25,000.00	\$3,466.00	DIS	\$21,534.00		
Equity Trust Custodian FBO Dorothy Marie Baker IRA	76-2007	POC	Investor-Lender	\$10,000.00	\$10,000.00	\$3,050.00	POC	\$6,950.00		
Frank Starosciak	76-1239	POC, DIS, POS	Investor-Lender	\$17,125.00	\$17,125.00	\$5,774.45	POC	\$11,350.55		
Gary R Burnham Jr Solo401K Trust	76-1067	POC, DIS, POS	Investor-Lender	\$42,029.00	\$0.00	\$10,480.00	POC	\$0.00	\$31,549.00	Secured investment rolled to SSDF4 Equity Fund
iPlanGroup Agent for Custodian FBO Laura Dirnberger Roth IRA	76-448	POC, DIS	Investor-Lender	\$10,000.00	\$10,000.00	\$2,800.00	LSA	\$7,200.00		
James Clements	76-1402	POC, DIS	Investor-Lender	\$20,000.00	\$0.00	\$22,800.00	POC	\$0.00	\$0.00	Principal repaid with interest
Jeffrey M. Edwards	76-666	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$14,533.33	DIS	\$35,466.67		
JK Electron, Inc., Jan Kobylarczyk	76-1297		Trade Creditor	\$13,250.00	\$13,250.00	\$0.00	N/A	\$13,250.00		Order approving sale (Dkt. 602) at 3(h)
John Bloxham	76-1012	POC, DIS, POS	Investor-Lender	\$50,000.00	\$0.00	\$11,966.66	DIS	\$0.00	\$50,000.00	Secured investment rolled to SSDF4 Equity Fund
Lorenzo Jaquias	76-184	POC, DIS	Investor-Lender	\$50,000.00	\$0.00	\$0.00	N/A	\$0.00	\$0.00	Claimant's loan is secured by 7625-33 S East End (property 75) only.
Manoj Donthineni	76-1357	POC, DIS	Investor-Lender	\$41,007.00	\$41,007.00	\$12,068.03	LSA	\$28,938.97		
Michael James Guilford and Nancy Richard-Guilford, Jointly with Right of Survivorship	76-516	POC, DIS, POS	Investor-Lender	\$57,439.00	\$57,439.00	\$18,709.28	POC	\$38,729.72		
Paul N. Wilmesmeier	76-300	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$16,786.21	POC	\$33,213.79		
Penny W Goree (iPlanGroup Agent for Custodian FBO Timothy J Goree IRA)	76-236	POC	Equity Investor	\$50,000.00	\$50,000.00	\$14,000.00	POC, LSA	\$36,000.00		
QCH Investment Trust	76-1436	POC	Investor-Lender	\$50,000.00	\$50,000.00	\$14,783.33	POC	\$35,216.67		
Robert Guiney	76-798	POC, DIS, POS	Investor-Lender	\$18,250.00	\$18,097.00	\$5,442.15	DIS	\$12,654.85		
Steven R. Bald	76-399	POC, POS	Investor-Lender		\$0.00	\$0.00	N/A	\$0.00	\$0.00	Claimant's loan is secured by 7625-33 S East End (property 75) only.
THE INCOME FUND, LLC Thomas Garlock, Managing Member	76-1421	POC, DIS	Investor-Lender	\$80,000.00	\$80,000.00	\$29,066.67	POC	\$50,933.33		
The Peter Paul Nuspl Living Trust	76-2044	POC, DIS, POS	Investor-Lender	\$0.00	\$0.00	\$0.00	N/A	\$0.00	\$0.00	Claimant's loan is secured by 7625-33 S East End (property 75) only.
Tiger Chang Investments LLC	76-164	POC, DIS	Investor-Lender	\$25,000.00	\$25,000.00	\$8,975.00	POC, DIS	\$16,025.00		
Total Return Income Fund, LLC Thomas Garlock, Managing Member	76-1366	POC, DIS	Investor-Lender	\$520,000.00	\$520,000.00	\$149,500.00	DIS	\$370,500.00		
Trey Hopkins	76-714	POC	Investor-Lender	\$100,000.00	\$100,000.00	\$23,000.00	DIS	\$77,000.00		
Umbrella Investment Partners	76-1167	POC, DIS, POS	Investor-Lender	\$12,833.00	\$12,833.00	\$3,864.90	POC	\$8,968.10		
Winnie Quick Blackwell (née Winnie Jannett Quick)	76-102	POC, DIS, POS	Investor-Lender	\$11,000.00	\$11,000.00	\$3,087.33	DIS	\$7,912.67		
Total				\$1,646,202.76	\$1,411,074.00			\$982,644.32	\$123,951.69	

## KEY

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Exhibit

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exhibitsticker.com

Group 1 Investor-Lender Claims  
7750-52 S Muskegon Avenue (Property 77) - AMENDED

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes
Alton Motes (Alton P. Motes Trust UTA 12-15-11)	77-2042	POC, DIS	Investor-Lender	\$43,000.00	\$43,000.00	\$12,255.00	LSA	\$30,745.00		
Arthur and Dinah Bertrand	77-890	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$49,356.00	POC, DIS	\$50,644.00		
Bancroft, Ed (iPlanGroup Agent for Custodian FBO Ed Bancroft Roth)	77-2008	POC	Investor-Lender and Equity Investor		\$0.00	\$0.00	N/A	\$0.00	\$0.00	Claimed interest in this property not supported by Proof of Claim or EquityBuild Records
Celia Tong Revocable Living Trust Dated December 22, 2011	77-2008	POC, DIS	Investor-Lender	\$25,000.00	\$0.00	\$7,508.33	DIS	\$0.00	\$17,491.67	Claimants security interest assigned to another claimant and investment rolled to SSDF4 Equity Fund
Christopher Wilson and Brittny Wilson (Niosi)	77-807	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$25,000.00	DIS	\$25,000.00		
CLD Construction, Inc. (Doru Unchias)	77-1454	POC	Independent Contractor	\$49,000.00	\$0.00	\$0.00	N/A	\$0.00	\$49,000.00	Unsecured trade creditor
Daniel J Martineau	77-1299	POC, DIS, POS	Investor-Lender	\$100,000.00	\$0.00	\$124,000.00	POC	\$0.00	\$0.00	Principal repaid with interest
Danielle DeVarne	77-679	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$18,667.00	DIS	\$31,333.00		
Derrick, Horace (H Derrick, LLC)	77-2016	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$40,000.00	POC, DIS	\$60,000.00		
Fraser Realty Investments, LLC	77-1079	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$42,033.00	POC	\$57,967.00		
Girl Cat Capital West LLC, Valentina Salge, President	77-350	POC, DIS, POS	Investor-Lender	\$25,000.00	\$25,000.00	\$3,666.63	DIS, LSA	\$21,333.37		
Henry D. Gallucci (Equity Trust Company Custodian FBO Henry D. Gallucci beneficiary of DCD Victoria E. Gallucci IRA 2.67 Undivided interest)	77-2059	POC, DIS	Investor-Lender	\$60,000.00	\$60,000.00	\$24,000.00	POC	\$36,000.00		
Hillside Fund, LLC - Janet F. Turco, Owner/ Managing Member	77-101	POC	Investor-Lender	\$125,000.00	\$125,000.00	\$45,312.50	LSA	\$79,687.50		
iPlan Group FBO Randall Pong IRA	77-728	POC, DIS	Investor-Lender and Equity Investor	\$8,632.00	\$8,632.00	\$1,035.81	POC, DIS	\$7,596.19		
iPlanGroup Agent for Custodian FBO Charles Michael Anglin	77-331	POC, DIS, POS	Investor-Lender	\$10,633.00	\$10,633.00	\$1,333.00	POC, LSA	\$9,300.00		
Jason Ragan - TSA	77-797	POC, DIS, POS	Equity Investor	\$2,022.00	\$2,022.00	\$269.60	LSA	\$1,752.40		
John E. Wysocki	77-740	POC, DIS	Equity Investor	\$17,745.00	\$17,745.00	\$7,418.36	DIS	\$10,326.64		
John Taxeras (Flying Hound Holdings)	77-994	POC, DIS	Equity Investor	\$21,400.00	\$21,400.00	\$9,197.72	POC	\$12,202.28		
Joseph and Linda Martinez	77-2095	POC	Investor-Lender	\$50,000.00	\$50,000.00	\$8,536.06	POC, LSA	\$41,463.94		
Kingdom Trust Company, Custodian, FBO Louis Duane Velez SEP IRA acct # 7422686172	77-1475	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$43,283.24	POC, DIS	\$56,716.76		
Maher, Avery (Christopher Maher CESA)	77-2080	POC, DIS	Investor-Lender	\$11,000.00	\$11,000.00	\$4,400.00	POC	\$6,600.00		
Maher, Christopher	77-2036	POC, DIS	Investor-Lender	\$14,000.00	\$14,000.00	\$5,600.00	POC	\$8,400.00		
Maher, Gavin (Christopher Maher, CESA)	77-2081	POC, DIS	Investor-Lender	\$15,000.00	\$15,000.00	\$6,000.00	POC	\$9,000.00		
Maher, Travis (Christopher Maher, CESA)	77-2082	POC, DIS	Investor-Lender	\$10,000.00	\$10,000.00	\$4,000.00	POC	\$6,000.00		
Mark P. Mouty	77-165	POC, DIS, POS	Investor-Lender	\$50,000.00	\$0.00	\$20,500.00	POC	\$0.00	\$29,500.00	Secured loan rolled to SSDF6 Equity Fund
Mark Young	77-1154	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$33,833.43	LSA	\$66,166.57		
Matthew Boyd	77-2060	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$16,916.57	LSA	\$33,083.43		
May M. Akamine for Aurora Investments, LLC (assets formerly under MayREI, LLC)	77-1412	POC, DIS	Investor-Lender	\$25,000.00	\$25,000.00	\$3,800.00	POC	\$21,200.00		
May M. Akamine for Aurora Investments, LLC (assets formerly under MayREI, LLC)	77-1412	POC, DIS	Investor-Lender	\$2,005.00	\$2,005.00	\$267.30	DIS	\$1,737.70		
Paul N. Wilmesmeier	77-300	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$21,808.44	POC	\$28,191.56		

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Exhibit

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SEC v. EquityBuild

Group 1 Investor-Lender Claims  
7750-52 S Muskegon Avenue (Property 77) - AMENDED

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes
Paul Scribner	77-1135	POC, DIS	Investor-Lender	\$6,708.00	\$6,708.00	\$651.61	POC, DIS, LSA	\$6,056.39		
Quest IRA FBO Francis D Webb 1437711	77-218	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$14,500.00	LSA	\$35,500.00		
Scott E Pammer	77-827	POC, DIS	Investor-Lender	\$70,000.00	\$70,000.00	\$31,464.52	POC, DIS	\$38,535.48		
Self Directed IRA Services, Inc., Custodian FBO Ping Liu IRA	77-544	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$21,641.67	DIS, POS	\$28,358.33		
Spectra Investments LLC/ Deborah L. Mullica	77-1220	POC, DIS, POS	Investor-Lender	\$82,255.00	\$82,255.00	\$34,917.37	POS, DIS	\$47,337.63		
Steven and Linda Lipschultz	77-1442	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$47,451.50	POC	\$52,548.50		
Terry L. Merrill, Sheryl R. Merrill	77-602	POC, DIS	Investor-Lender	\$49,500.00	\$49,500.00	\$14,500.00	LSA	\$35,000.00		
The Anchor Group LLC - Ronald J. Hansen, Managing Partner (c/o Viola Hansen)	77-949	POC	Investor-Lender	\$25,000.00	\$25,000.00	\$7,250.00	LSA	\$17,750.00		
The Edward Falkowitz Living Trust	77-575	POC, POS	Investor-Lender	\$111,000.00	\$0.00	\$17,297.50	LSA	\$0.00	\$93,702.50	Secured investment rolled to unsecured promissory note
THE INCOME FUND, LLC Thomas Garlock, Managing Member	77-1421	POC, DIS	Investor-Lender	\$150,000.00	\$150,000.00	\$73,050.00	POC	\$76,950.00		
The Mennco Properties, LLC. Solo 401K Plan (by Robert Mennella Managing Partner)	77-1032	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$20,000.00	POC, DIS	\$30,000.00		
Thomas F. Gordon	77-2023	POC	Equity Investor	\$100,000.00	\$100,000.00	\$17,811.16	LSA	\$82,188.84		
Walter Akita (Walter T. Akita & Margaret M. Akita, JTWR0S)	77-1361	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$21,016.67	POC, DIS	\$28,983.33		
<b>Total</b>				<b>\$2,258,900.00</b>	<b>\$1,923,900.00</b>			<b>\$1,191,655.84</b>	<b>\$189,694.17</b>	

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SEC v. EquityBuild

Group 1 Investor-Lender Claims  
7201 S Constance Avenue (Property 78)

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes
Aaron Beauclair	78-408	POC, DIS	Investor-Lender	\$10,000.00	\$10,000.00	\$1,235.85	DIS, LSA	\$8,764.15		
Arthur and Dinah Bertrand	78-890	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$41,389.00	POC, DIS	\$58,611.00		
Bancroft, Ed (iPlanGroup Agent for Custodian FBO Ed Bancroft Roth)	78-2008	POC	Investor-Lender and Equity Investor	\$10,000.00	\$10,000.00	\$2,800.00	LSA	\$7,200.00		
Cecilia Wolff (iPlan Group Agent for Custodian FBO Cecilia Wolff)	78-1204	POC, DIS, POS	Investor-Lender	\$6,299.00	\$6,299.00	\$1,763.72	LSA	\$4,535.28		
City of Chicago	78-693	POC, DIS, POS	Other	\$28,915.96	\$0.00	\$0.00	N/A	\$0.00	\$17,040.00	Water debt paid at closing
CLD Construction, Inc. (Doru Unchias)	78-1454	POC	Independent Contractor	\$131,000.00	\$0.00	\$0.00	N/A	\$0.00	\$131,000.00	Unsecured trade creditor
Edge Investments, LLC, Janet F. Turco, Owner/Member IRA	78-180	POC, DIS	Investor-Lender	\$17,374.00	\$17,374.00	\$6,298.24	LSA	\$11,075.76		
Girl Cat Capital West LLC, Valentina Salge, President	78-350	POC, DIS, POS	Investor-Lender	\$16,574.00	\$16,574.00	\$2,430.89	DIS, LSA	\$14,143.11		
Initium LLC/Harry Saint-Preux	78-968	POC, DIS, POS	Investor-Lender	\$50,000.00	\$0.00	\$15,716.67	POC	\$0.00	\$34,283.33	Secured investment rolled to unsecured promissory note
James Tutsock	78-2057	POC, DIS, POS	Investor-Lender	\$319,483.00	\$0.00	\$63,902.64	DIS	\$0.00	\$255,580.36	Secured investment rolled to SSDF1 Equity Fund on or about 6/28/17
Jason Ragan - TSA	78-797	POC, DIS, POS	Equity Investor	\$4,747.00	\$4,747.00	\$575.94	LSA	\$4,171.06		
John P. Sullivan	78-660	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$13,500.00	POC (interest) and LSA (\$500 other)	\$36,500.00		
Kelly E Welton (iPlanGroup Agent for Custodian FBO Kelly Welton, IRA; )	78-310	POC, DIS, POS	Investor-Lender	\$31,233.00	\$31,213.00	\$8,281.85	LSA	\$22,931.15		
Kirk Road Investments, LLC	78-755	POC, DIS, POS	Investor-Lender	\$63,000.00	\$48,000.00	\$17,670.00	DIS	\$30,330.00	\$15,000.00	\$15,000 of secured loan rolled to the CCF 2 fund on 11/20/17
Lori Moreland (Madison Trust Company Custodian FBO Lori Moreland #M1606124 RothIRA)	78-805	POC, DIS, POS	Investor-Lender	\$10,074.00	\$10,074.00	\$1,222.31	POC, LSA	\$8,851.69		
Lori Moreland (Madison Trust Company Custodian FBO Lori Moreland #M1606123 Inherited IRA)	78-823	POC, DIS, POS	Investor-Lender	\$48,087.00	\$45,333.00	\$5,596.84	POC, LSA	\$39,736.16	\$2,754.00	Secured interest obtained from partial assignment of mortgage is \$45,333; claims \$2,754 added to investment in February 2018, which is documented by records, but no support that this amount is secured by this property.
Lori Moreland (Madison Trust Company FBO Lori Moreland)	78-822	POC, DIS, POS	Investor-Lender	\$52,348.00	\$47,348.00	\$5,919.88	POC, LSA	\$41,428.12	\$5,000.00	Secured interest obtained from partial assignment of mortgage is \$47348; claims \$5,000 added to investment in February 2018, which is documented by records, but no support that this amount is secured by this property.
Michael Borgia	78-231	POC, DIS	Investor-Lender	\$669,327.00	\$669,327.00	\$234,264.00	DIS	\$435,063.00		
Michael C. Jacobs	78-2031	POC, DIS	Equity Investor	\$25,000.00	\$25,000.00	\$2,666.64	LSA	\$22,333.36		
Pat DeSantis	78-397	POC, DIS, POS	Investor-Lender	\$171,439.00	\$171,439.00	\$25,144.35	LSA	\$146,294.65		
PNW Investments, LLC	78-332	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$17,433.33	POC	\$32,566.67		
Property Solutions LLC, Kevin Bybee (managing member)	78-268	POC	Investor-Lender	\$60,000.00	\$60,000.00	\$20,800.00	DIS	\$39,200.00		
Provident Trust Group, LLC FBO Stephan Tang IRA	78-172	POC, DIS, POS	Investor-Lender	\$35,345.00	\$0.00	\$4,429.94	LSA	\$0.00	\$30,915.06	Secured investment rolled to SSDF6 Equity Fund
Rene Hribal	78-768	POC, DIS	Investor-Lender	\$439,517.00	\$439,517.00	\$153,830.88	LSA	\$285,686.12		
Reynald Lalonde & Chantal Lemaire	78-327	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$17,233.33	DIS	\$32,766.67		
Robert Potter	78-1389	POC, DIS	Investor-Lender	\$2,796.00	\$2,796.00	\$342.98	DIS, LSA	\$2,453.02		

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exhibitsticker.com

SEC v. EquityBuild

Group 1 Investor-Lender Claims  
7201 S Constance Avenue (Property 78)

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes
Sidney Haggins	78-1431	POC, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$16,650.00	POC	\$33,350.00		
Steven J. Talyai	78-131	POC, DIS	Investor-Lender	\$150,000.00	\$150,000.00	\$48,750.00	DIS	\$101,250.00		
Steven K. Chennappan IRA # 17293-31	78-206	POC, DIS	Investor-Lender	\$10,000.00	\$10,000.00	\$2,800.00	DIS	\$7,200.00		
Towpath Investments LLC - Robert Kessing (manager)	78-338	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$14,500.00	LSA	\$35,500.00		
US Freedom Investments, LLC (Kevin Scheel)	78-1234	POC, DIS, POS	Investor-Lender	\$25,000.00	\$0.00	\$5,750.00	DIS	\$0.00	\$19,250.00	Secured investment rolled to SSDF1 Equity Fund
Victor Shaw (Shaw Family Trust)	78-1040	POC, DIS, POS	Investor-Lender	\$55,000.00	\$55,000.00	\$15,950.00	LSA	\$39,050.00		
<b>Total</b>				<b>\$2,792,558.96</b>	<b>\$2,180,041.00</b>			<b>\$1,500,990.97</b>	<b>\$510,822.75</b>	

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