

**UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION**

UNITED STATES SECURITIES AND  
EXCHANGE COMMISSION,

Plaintiff,

v.

EQUITYBUILD, INC., *et.al.*,

Defendants.

Case No. 1:18-cv-5587

Hon. Manish S. Shah

Magistrate Judge Young B. Kim

**MOTION TO APPROVE DISTRIBUTION OF PROCEEDS  
FROM THE SALE OF GROUP 8 PROPERTIES 80-96**

Kevin B. Duff, as receiver (“Receiver”) for the Estate of Defendants EquityBuild, Inc. (“EquityBuild”), EquityBuild Finance, LLC (“EquityBuild Finance”), their affiliates, and the affiliate entities of Defendants Jerome Cohen and Shaun Cohen (collectively, the “Receivership Defendants”), hereby moves for approval of a plan for the distribution of proceeds from the sale of the seventeen Group 8 properties (the “Subject Properties”):

	<b>Address</b>	<b>Property No.</b>
1.	2736-44 W 64th Street	80
2.	4317-19 S Michigan Avenue	81
3.	6355-59 S Talman Avenue	82
4.	6356 S California Avenue	83
5.	7051 S Bennett Avenue	84
6.	7201-07 S Dorchester Avenue	85
7.	7442-48 S Calumet Avenue	86
8.	7508 S Essex Avenue	87
9.	7546-48 S Saginaw Avenue	88
10.	7600-10 S Kingston Avenue	89
11.	7656-58 S Kingston Avenue	90
12.	7701-03 S Essex Avenue	91
13.	7748-52 S Essex Avenue	92
14.	7957-59 S Marquette Road	93

15.	816-20 E Marquette Road	94
16.	8201 S Kingston Avenue	95
17.	8326-58 S Ellis Avenue	96

In support of his motion, the Receiver states as follows:

**I. Procedural Background**

1. In 2019, the Receiver initiated a claims process whereby, *inter alia*, he: (a) researched mortgagees of record and EquityBuild records to identify potential claimants; (b) served all known potential claimants by email and/or regular mail with notice of the bar date, procedures for submitting proofs of claim, and a link to a third-party portal to submit claims; (c) sent multiple follow-up emails reminding potential claimants of the bar date (and the extended bar date); and (d) established a webpage (<http://rdaplawnet.com/receivership-for-equitybuild>) for claimants and other interested parties which prominently displayed the claims bar date and provided copies of the claims notice, instructions, proof of claim forms, a link to the claims portal, and copies of certain court filings related to the claims process. All claimants were notified that the failure to submit a claim verification form by the bar date would be a basis for denial of that claim. (*See, e.g.*, Dkt. 241, 302, 349, 468, 548, 638, 693, 720) The Court’s orders with respect to the claims process were also served upon claimants and potential claimants and posted on the Receiver’s website. (*See, e.g.*, Dkt. 349, 574, 940, 941)

2. In February 2021, following briefing and hearings, the Court entered two orders establishing a process for the resolution of disputed claims. (Dkt. 940, 941)

3. Pursuant to the Court’s December 12, 2019 order (Dkt. 602), the Receiver sold the property located at 7748-52 S Essex Avenue (Property 92) on 12/18/2019.

4. Pursuant to the Court’s April 1, 2020 order (Dkt. 680), the Receiver sold the following properties on the date indicated:

(a) 7546-48 S Saginaw Avenue (Property 88) on 5/13/2020

(b) 8201 S Kingston Avenue (Property 95) on 5/21/2020

(c) 8326-58 S Ellis Avenue (Properties 96) on 6/11/2020

5. Pursuant to the Court's September 25, 2020 order (Dkt. 802), the Receiver sold the following properties on the date indicated:

(a) 2736-44 W 64th Street (Property 80) on 9/29/2020

(b) 6355-59 S Talman Avenue (Property 82) on 9/29/2020

(c) 6356 S California Avenue (Property 83) on 9/29/2020

(d) 7051 S Bennett Avenue (Property 84) on 9/23/2020

(e) 7201-07 S Dorchester Avenue (Property 85) on 10/20/2020

(f) 7508 S Essex Avenue (Property 87) on 10/28/2020

(g) 7957-59 S Marquette Road (Property 93) on 9/21/2020

6. Pursuant to the Court's October 30, 2020 order (Dkt. 841), the Receiver sold the following properties on the date indicated:

(a) 7600-10 S Kingston Avenue (Property 89) on 12/2/2020

(b) 7656-58 S Kingston Avenue (Property 90) on 12/2/2020

7. Pursuant to the Court's October 30, 2020 order (Dkt. 842), the Receiver sold the following properties on the date indicated:

(a) 4317-19 S Michigan Avenue (Property 81) on 12/2/2020

(b) 7442-54 S Calumet Avenue (Property 86) on 11/16/2020

(c) 7701-03 S Essex Avenue (Property 91) on 11/16/2020

(d) 816-20 E Marquette Road (Property 94) on 11/18/2020

8. Prior to these sales, the Court found that the Receiver gave fair, adequate, and sufficient notice to all interested parties, including all mortgagees affected by the Receiver's 1st Motion to Confirm the Sale of these and other properties. (Dkt. 602 at 2; Dkt. 680 at 3; Dkt. 802 at 3; Dkt. 841 at 2; Dkt. 842 at 2) The sales were free and clear of all mortgages and encumbrances, and the net proceeds of sale for the Subject Properties were deposited into separate interest-bearing accounts held by the Receiver pursuant to court order. (Dkt. 602 at 10; Dkt. 680 at 18; Dkt. 802 at 21; Dkt. 841 at 5; Dkt. 842 at 10) Consistent with the Court's rulings in this case, all mortgages, liens, claims, and encumbrances attached to the sales proceeds with the same force, validity, status, and effect, if any, as they had against the property being sold. (*See, e.g.*, Dkt. 841 at 5) Additional deposits and withdrawals have been made to and from these property accounts, as reported in the Receiver's quarterly status reports. (Dkt. 757, 839, 930, 985, 1017, 1077, 1164, 1243, 1280, 1328, 1379, 1448, 1516, 1535, 1589, 1652, 1722, 1771, 1837)

9. Beginning in February 2021, the Receiver filed a series of motions to approve the payment of certain previously approved fees and costs pursuant to the Receiver's lien on the properties of the Receivership Estate that had been granted by the Court. (Dkt. 947, 981, 1107, 1321) Following proceedings on the Receiver's specific fee allocations before Magistrate Judge Kim, the Court granted the Receiver's fee allocation motions over the objections of the Bank, except that the Court ordered a 20% holdback in the payment of allocated fees. (Dkt. 1469, 1511)

10. Subsequent orders approving the Receiver's quarterly fee applications also approved payment pursuant to the Receiver's lien of fees (subject to a 20% holdback) and costs over the objections of UBS and other Institutional Lenders. (Dkt. 1372, 1452, 1510, 1539, 1573, 1618, 1675, 1758, 1831) Claimants and potential claimants have received notice of these motions

relating to the Receiver's lien and the Receiver's fee applications, and the foregoing motions, fee applications, and the Court's orders have been posted to the Receiver's website.

## **II. Proceedings with Respect to Group 8**

11. On November 4, 2024, before the formal claims process ordered by the Court (Dkt. 941) was initiated for the Group 8 claims, the Court entered an order establishing a procedure for a settlement conference with respect to those claims (Dkt. 1780). Pursuant to that order, the Receiver filed schedules setting forth his recommended distributions for the claims asserting an interest in the Subject Properties (Dkt. 1836),<sup>1</sup> the Receiver and any other interested parties submitted confidential settlement statements to the Court, and an off-the-record settlement conference with the Court was held on February 13, 2025. The Receiver, institutional lender Northeast Bank, successor to Liberty EBCP, LLC (the "Bank"), and a number of the individual investor lenders participated in the settlement conference directly and/or through counsel.

12. Following the settlement conference, the Receiver, the Bank, and counsel for certain of the investor lenders engaged in further discussions and the Receiver and the Bank reached a negotiated agreement as to the amount of the distribution to be made to the Bank from the funds held for the Subject Properties. This agreement is contingent on the Court granting the instant motion, and approving the proposed distribution plan set forth herein.

13. The Receiver has shared the terms of his agreement with the Bank with each of the participants in the February 13, 2025 settlement conference. To the extent the Receiver has heard back from these claimants, they are in favor of settling the Group 8 claims on the agreed-upon

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<sup>1</sup> Subsequent to the filing of the Receiver's Group 8 schedules (Dkt. 1836), the Receiver determined that claimant Jason Ragan had submitted claim 908-797 on behalf of NBFAR Investment LLC, based on a rollover from three Group 8 properties to the SSDF8 and Mezzanine equity funds. Because that rollover was subsequently voided, the Receiver has added claims 84-797 (7051 Bennett), 91-797 (7701 Essex) and 96-797 (8326 Ellis) to the schedules attached as Exhibit B.

terms, except that counsel for certain of the investor lenders has notified the Receiver that not all of his clients are in agreement.

14. The Receiver's proposed distribution plan provides for:

(a) a total recovery for the settlement of the investor lenders' claims with respect to the Subject Properties in the amount of \$7,391,286.03, providing for payments to the individual investor lenders who are found to have a secured interest in the proceeds from the sales of the Subject Properties in the amounts set forth on the schedules attached as Exhibit B hereto. As reflected in the attached Exhibit A, the percentage of the maximum recommended distributions that will be recovered by individual investor lenders if the proposed plan is approved varies widely based on the property securing their interest and the corresponding amount held in that property account. The Receiver notes that the individual investors in Group 8 may be eligible for additional distributions when the Receiver presents a final distribution plan;

(b) a total recovery for the settlement of the Bank's claim with respect to the Subject Properties in the amount of \$3,894,000, which is comprised of (i) the Bank liquidating and transferring the \$738,757.00 balance in the reserve and escrow accounts it currently holds for the Subject Properties to itself or its chosen designee, and (ii) a distribution to the Bank from the property accounts held for the Subject Properties in the aggregate amount of \$3,155,243.00. This represents a recovery of approximately 36% of the Receiver's maximum recommended distribution to the Bank if sufficient funds were available to pay all claims in full;

(c) payment to the Receiver's law firm of an estimated amount of fees allocated to the Subject Properties in the current and subsequent quarters;

(d) payment to the Receiver's law firm for contested and uncontested fees allocated to the Subject Properties in Fee Applications 1-26 but heretofore held back from payment pursuant to the Court's orders; and

(e) transfer of the balance of any residual interest earned to the Receiver's account for use in the administration of the Receivership Estate and/or as otherwise ordered by the Court.

15. Contingent on the Court granting this Motion, the Bank and the Receiver further agree as follows:

(a) this agreement resolves all disputes of any kind or nature between and among the Bank and the Receiver with respect to the Subject Properties—including but not limited to the sales of the properties, the claims process for the properties, the Receiver's fee applications, lien, and allocation of fees to the properties, priority determinations, and all objections thereto;

(b) neither the Bank nor the Receiver will appeal from or collaterally attack any rulings associated with the Subject Properties; and

(c) any and all other claims, objections, or rights that might exist between or among the Bank and the Receiver regarding the Subject Properties are hereby compromised and waived such that the Bank will receive nothing further from the Receivership Estate.

16. The foregoing agreement is a compromise of disputes and disagreements among or between the Bank and the Receiver. The agreement does not constitute an admission of the validity of any claim, defense, argument, or position made or taken by the Bank or the Receiver, and this agreement with respect to the Subject Properties does not establish a precedent as to any other

property. Upon entry of an order granting this Motion and distributions consistent with such an order, all objections as to the Receiver's lien on or fees allocated to the Subject Properties will be compromised and waived. The Bank's agreement to not seek appeal from any rulings associated with the Subject Properties, and to not seek any additional monies from the Receivership, will be a further saving of time and resources for many involved in the Receivership. Effectively, as a result of the agreement and distribution, the claims and issues between the Bank and the Receivership with respect to the Subject Properties have concluded.

**III. The Court Has the Authority to Make the Distributions Recommended by this Motion.**

17. It is well-settled that the district courts have broad equitable powers and are afforded wide discretion in approving a distribution plan of receivership funds. *See, e.g., SEC v. Forex Asset Mgmt. LLC*, 242 F.3d 325, 331 (5th Cir. 2001); *SEC v. Enterprise Trust Co.*, 559 F.3d 649, 652 (7th Cir. 2009) ("District judges possess discretion to classify claims sensibly in receivership proceedings."); *SEC v. Elliott*, 953 F.2d 1560, 1566 (11th Cir. 1992).

18. Because the Receiver is a fiduciary and officer of this Court, the Court may give some weight to the "...Receiver's judgment of the most fair and equitable method of distribution." *CFTC v. Eustace*, No. 05-2973, 2008 WL 471574, at \*5 (E.D. Pa. Feb. 19, 2008) (approving receiver's pro-rata distribution plan and recognizing that the receiver does not represent a particular group of investors or claimants but rather proposes a plan that is fair to all investors).

19. Based on the facts and circumstances, the Receiver believes that the distribution plan with respect to the Subject Properties as described in this motion is fair and equitable. The recommended distribution amounts represent a substantial payment of the principal amount of the loans to those claimants found to be first-priority secured lenders for the Subject Properties. The



Receiver has further determined that there are no other issues that he is aware of that would necessitate any further holdback from the amounts set forth above.

20. There are also additional savings of time and resources achieved based on the agreements reached between and among the Receiver and the Bank. As a result of the agreements set forth in this motion, there are no objections that remain associated with the Receiver's lien or fees allocated to the Subject Properties, and the Bank's agreement to not seek appeal from any rulings associated with the Subject Properties will further save time and resources for many involved in the Receivership. Effectively, if the Court grants this Motion, then as a result of the agreement and distribution, the claims and issues with respect the Subject Properties will have concluded.

**IV. The Receiver Requests Authorization to Pay an Estimated Amount of Fees Incurred in and after the Current Quarter from the Accounts Held for the Subject Properties.**

21. The Receiver requests that the Court authorize the payment of estimated fees allocated to the Subject Properties during and after the current quarter from the accounts held for the Subject Properties.

22. The Receiver already incurred approximately \$51,000 in fees during January of 2025, primarily for the preparation of the recommended distribution schedules for 470 claimants, and preparation for the February 13, 2025 settlement conference.

23. The Receiver incurred approximately \$30,000 in February 2025, participating in the off-the-record settlement conference with the Court, including the preparation of a confidential submission to the Court outlining the Receiver's positions with respect to Group 8 and the evidence supporting a potential avoidance action against the Bank, determining the Receiver's position as to certain unique investor claims issues, participating in further negotiations with the Bank and counsel for certain of the investor lenders, and in the preparation of this motion.

24. Going forward, if this Motion is granted, the Receiver will incur expenses related to the preparation of a proposed final Group 8 distribution order, and in making the distributions pursuant to such an order. Given the experience in distributions from other groups and the great number of claimants in Group 8, the Receiver anticipates that the time necessary to complete such distributions will be significant and take several months to accomplish. Accordingly, the Receiver estimates that approximately \$40,000 in additional fees will be incurred in the current month and future quarters.

25. Accordingly, the Receiver seeks approval of an additional \$122,000 in estimated fees, or about \$7,175 per property, to be paid from the property accounts for the period beginning January 1, 2025 through the completion of the distribution of funds if this motion is granted and the distribution plan is approved by the Court.<sup>2</sup> Due to the substantial differences in the number of claims against the 17 individual properties, however, the Receiver recommends allocating the estimated fees not equally among the 17 property accounts, but in accordance with the number of claims against the properties. This allocation is set forth in Exhibit A hereto.

26. If the Court grants this Motion and the property accounts are distributed in accordance with the distribution schedules described herein, then the funds in the property accounts held for the Subject Properties will be depleted. Accordingly, unless the Court approves the payment of these estimated fees prior to these final distributions, the unsecured creditors would unfairly bear the expense of work done for the benefit of the Group 8 claimants.

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<sup>2</sup> The Receiver recognizes that this figure is higher than the estimated fees for distributions in prior Groups. This is due in large part to the fact that the period between the Receiver performing the work on the claims and the submission of a distribution plan has been compressed for Group 8. For most of the other Groups, the fees covering the bulk of the work had already been submitted in fee applications for prior quarters by the time the Receiver submitted a final distribution plan.

**V. The Receiver Has Provided Reasonable and Fair Notice of this Motion.**

27. Notice of this motion is being given to each of the claimants asserting a claim against the Subject Properties, as well as to each of the other claimants who have submitted claims in this matter. In addition, this motion will be made publicly available to all interested and potentially interested parties by posting a copy of it to the Receivership web site.

**PRAYER FOR RELIEF**

WHEREFORE, the Receiver seeks the following relief:

- (a) a finding that adequate and fair notice has been provided to all interested and potentially interested parties of the claims process, the Receiver's recommendations with respect to the Subject Properties, the Receiver's and attorneys' fees and proposed fee allocations, and the current Motion;
- (b) an order finding that the agreement between the Parties is fair, reasonable, and in the best interests of the Receivership Estate;
- (c) an order providing a full and fair opportunity for each interested party to assert its interests and any objections to the relief requested or the distribution plans attached as Exhibit B to this motion;
- (d) an order finding either that no objections were filed or a finding that the foregoing agreement is approved over any such objections;
- (e) a finding that the distribution schedules described herein and submitted herewith are fair and reasonable;
- (f) approval of the distribution of funds as set forth in Exhibits A and B to this motion, with distributions to be made as soon as such distributions can be reasonably achieved;

- (g) approval of the payment from the accounts held for the Subject Properties of the Receiver's and attorneys' fees the Receiver has allocated to the Subject Properties in the Fourth Quarter of 2024, without holdback (Dkt. 1846);
- (h) approval of payment from the accounts held for the Subject Properties of the Receiver's and attorneys' fees the Receiver allocated to the Subject Properties that have been heretofore held back from payment pursuant to the Court's orders;
- (i) approval of payment from the accounts held for the Subject Properties of the Receiver's and attorneys' fees allocated to the Subject Properties in the current quarter and any subsequent quarters;
- (j) an order authorizing the Bank to liquidate the reserve and escrow accounts held for the Subject Properties and transfer any remaining balances to itself or its chosen designee;
- (k) approval to transfer to the Receiver's account any interest hereafter accruing in the accounts held for the Subject Properties after the distributions that the Court orders pursuant to this motion have been made, for use in the administration of the Receivership Estate and/or as otherwise ordered by the Court; and
- (l) such other relief as the Court deems fair and equitable.

Dated: March 11, 2025

Respectfully submitted,

/s/ Michael Rachlis

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# Exhibit A

Property	Property No.	Number of Claimants	Account Balance as of 3/10/25	Approved Fees Held Back (Fee Apps 1-26)	Est. fees after 12/31/2024	Available Current Balance	Max Distributions to Investor Lenders	Excess in Property Account	Net Available in Accounts	Percentage of Net Available Funds	Pro-Rata Share to Bank	Net Balance to Investors	Investor recovery % as of max
2736-44 W 64th Street	80	16	\$341,836.10	\$6,801.94	\$4,170.94	\$330,863.22	\$433,009.23		\$330,863.22	3.31%	\$ 86,466.69	\$244,396.53	56.44%
4317-19 S Michigan Avenue	81	18	\$865,362.62	\$7,281.88	\$4,692.31	\$853,388.43	\$722,981.56	\$130,406.87	\$722,981.56	7.23%	\$ 188,941.59	\$534,039.97	73.87%
6355-59 S Talman Avenue	82	24	\$469,314.61	\$7,460.16	\$6,256.41	\$455,598.04	\$777,297.39		\$455,598.04	4.55%	\$ 119,064.48	\$336,533.56	43.30%
6356 S California Avenue	83	19	\$274,040.63	\$7,027.24	\$4,952.99	\$262,060.40	\$544,931.22		\$262,060.40	2.62%	\$ 68,485.99	\$193,574.41	35.52%
7051 S Bennett Avenue	84	20	\$427,309.75	\$7,945.96	\$5,213.68	\$414,150.11	\$417,444.35		\$414,150.11	4.14%	\$ 108,232.61	\$305,917.50	73.28%
7201-07 S Dorchester Avenue	85	31	\$356,460.57	\$7,073.32	\$8,081.20	\$341,306.05	\$782,629.68		\$341,306.05	3.41%	\$ 89,195.79	\$252,110.26	32.21%
7442-54 S Calumet Avenue	86	16	\$558,419.04	\$5,782.35	\$4,170.94	\$548,465.75	\$754,852.11		\$548,465.75	5.48%	\$ 143,334.21	\$405,131.54	53.67%
7508 S Essex Avenue (aka 2453-59)	87	35	\$731,873.48	\$8,702.82	\$9,123.93	\$714,046.73	\$919,855.95		\$714,046.73	7.14%	\$ 186,606.60	\$527,440.13	57.34%
7546-48 S Saginaw Avenue	88	41	\$555,711.36	\$9,577.49	\$10,688.03	\$535,445.84	\$966,855.74		\$535,445.84	5.35%	\$ 139,931.63	\$395,514.21	40.91%
7600-10 S Kingston Avenue	89	46	\$1,417,212.58	\$17,561.09	\$11,991.45	\$1,387,660.04	\$1,754,656.90		\$1,387,660.04	13.87%	\$ 362,646.46	\$1,025,013.58	58.42%
7656-58 S Kingston Avenue	90	15	\$88,823.59	\$12,607.04	\$3,910.26	\$72,306.29	\$309,042.20		\$72,306.29	0.72%	\$ 18,896.29	\$53,410.00	17.28%
7701-03 S Essex Avenue	91	9	\$770,988.57	\$5,968.65	\$2,346.15	\$762,673.77	\$429,749.40	\$332,924.37	\$429,749.40	4.29%	\$ 112,309.28	\$317,440.12	73.87%
7748-52 S Essex Avenue	92	47	\$1,246,399.61	\$14,350.71	\$12,252.14	\$1,219,796.76	\$1,620,867.22		\$1,219,796.76	12.19%	\$ 318,777.63	\$901,019.13	55.59%
7957-59 S Marquette Road	93	21	\$210,824.69	\$7,775.32	\$5,474.36	\$197,575.01	\$469,056.11		\$197,575.01	1.97%	\$ 51,633.60	\$145,941.41	31.11%
816-22 E Marquette Road	94	20	\$875,274.89	\$6,986.42	\$5,213.68	\$863,074.79	\$786,175.88	\$76,898.91	\$786,175.88	7.86%	\$ 205,456.59	\$580,719.29	73.87%
8201 S Kingston Avenue	95	14	\$271,163.12	\$7,903.42	\$3,649.57	\$259,610.13	\$557,956.37		\$259,610.13	2.59%	\$ 67,845.65	\$191,764.48	34.37%
8326-32 S Ellis Avenue	96	76	\$1,365,162.18	\$16,842.53	\$19,811.97	\$1,328,507.68	\$2,971,640.58		\$1,328,507.68	13.28%	\$ 347,187.78	\$981,319.90	33.02%
		<b>468</b>	<b>\$10,826,177.39</b>	<b>\$157,648.34</b>	<b>\$122,000.00</b>	<b>\$10,546,529.05</b>	<b>\$15,219,001.89</b>	<b>\$540,230.15</b>	<b>\$10,006,298.90</b>	<b>100.00%</b>	<b>\$ 2,615,012.87</b>	<b>\$7,391,286.03</b>	<b>48.57%</b>

Negotiated distribution to Bank \$ 3,155,243.00 36.16% Percentage of maximum recommended distribution  
 Less excess amounts to be distributed to the bank (\$540,230.15)  
 Additional amount from accounts \$ 2,615,012.85

# Exhibit B



Ex. 1 - 2736 W 64th Street (Property 80)  
Receiver's Recommendations - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. Unencumbered	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
1839 Fund I LLC	1839 Fund I LLC	80-367	\$ 24,500.00	\$ 24,500.00			\$ 10,962.04	POC	\$ 10,962.04	\$ 13,537.96		\$		3.13%	\$7,641.02
ARBOR VENTURES OVERSEAS LIMITED, LLC	Arbor Ventures Overseas Limited LLC	80-446	\$ 10,000.00	\$	\$ 10,000.00	\$ 2,783.37	\$ 3,200.00	LSA; Other	\$ 5,983.37	\$		\$ 4,016.63	Claimant agreed to rollover this loan to unsecured promissory note in November 2017. Pro-rata share of post-rollover distributions on unsecured promissory note.	0.00%	\$0.00
Arthur and Dinah Bertrand	Arthur L and Dinah F Bertrand	80-890	\$ 100,000.00	\$ 100,000.00			\$ 47,144.00	POC	\$ 47,144.00	\$ 52,856.00		\$		12.21%	\$29,832.67
DANIEL J MARTINEAU	Daniel Martineau	80-1299	\$ 50,000.00	\$ 50,000.00			\$ 18,633.33	POC	\$ 18,633.33	\$ 31,366.67		\$		7.24%	\$17,703.79
Debbie Lasley	Debbie Lasley	80-456	\$ 50,000.00	\$ 50,000.00			\$ 16,633.43	POC	\$ 16,633.43	\$ 33,366.57		\$		7.71%	\$18,832.56
Edge Investments, LLC, Janet F. Turco, Owner/Member IRA	Edge Investments, LLC, Janet F. Turco, Owner/Member IRA	80-180	\$ 30,000.00	\$ 30,000.00			\$ 14,250.00	LSA; Other	\$ 14,250.00	\$ 15,750.00		\$		3.64%	\$8,889.52
EQUITY TRUST COMPANY CUSTODIAN FBO ALBERT RUFFIN IRA	Equity Trust Company Custodian FBO Albert Ruffin IRA	80-592	\$ 50,000.00	\$ 50,000.00			\$ 19,133.33	LSA; Other	\$ 19,133.33	\$ 30,866.67		\$		7.13%	\$17,421.58
Hongjun Li and Sheyu Zhou	Hongjun Li and Sheyu Zhou	80-432	\$ 93,000.00	\$ 91,140.00			\$ 35,588.00	POC	\$ 35,588.00	\$ 55,552.00		\$	The Receiver recommends disallowing \$1,860 credit added to the principal amount of the loan.	12.83%	\$31,354.33
IPlanGroup Agent for Custodian Leah Kalish IRA	IPlanGroup Agent for Custodian Leah Kalish IRA	80-265	\$ 70,000.00	\$ 70,000.00			\$ 28,260.43	POC	\$ 28,260.43	\$ 41,739.57		\$		9.64%	\$23,558.40
John P. Sullivan	John P. Sullivan	80-660	\$ 57,000.00	\$ 57,000.00			\$ 21,660.00	LSA; Other	\$ 21,660.00	\$ 35,340.00		\$		8.16%	\$19,946.40
Mark Young	Mark Young	80-1154	\$ 50,000.00	\$ 49,000.00			\$ 22,166.54	LSA; Other	\$ 22,166.54	\$ 26,833.46		\$	The Receiver recommends disallowing \$1000 credit added to the principal amount of the loan.	6.20%	\$15,145.18
Paul S. Applefield - Applefield Family Trust	Paul S. Applefield - Applefield Family Trust	80-2005	\$ 20,000.00	\$ 20,000.00			\$ 7,600.00	LSA; Other	\$ 7,600.00	\$ 12,400.00		\$		2.86%	\$6,998.74
Paul S. Applefield, Trustee, Paul S. Applefield, DDS, 401k P	Paul S. Applefield Retirement Trust	80-2087	\$ 30,000.00	\$ 29,400.00			\$ 11,400.00	LSA; Other	\$ 11,400.00	\$ 18,000.00		\$	The Receiver recommends disallowing \$600 credit added to the principal amount of the loan.	4.16%	\$10,159.45
Robert Guiney	Robert Guiney	80-798	\$ 50,000.00	\$ 50,000.00			\$ 18,633.00	POC	\$ 18,633.00	\$ 31,367.00		\$		7.24%	\$17,703.98
Sunshine Bliss LLC	Sunshine Bliss LLC	80-1437	\$ 32,800.00	\$ 25,000.00			\$ 9,566.67	LSA; Other	\$ 9,566.67	\$ 15,433.33		\$	The records indicate that the amount of loan was \$25,000.	3.56%	\$8,710.79
The Anchor Group LLC - Ronald J. Hansen, Managing Partner	The Anchor Group LLC	80-949	\$ 30,000.00	\$ 30,000.00			\$ 11,400.00	LSA; Other	\$ 11,400.00	\$ 18,600.00		\$		4.30%	\$10,498.10
			\$ 747,300.00	\$ 726,040.00	\$ 10,000.00				\$ 433,009.23	\$ 4,016.63		\$		100.00%	\$ 244,396.51

Property Address	Property #	Account balance as of 3/10/2025	Approved Fees Held Back (Fee Apps 1-26)	Estimated Fees after 12/31/2024	Pro-Rata Distribution to Bank	Amount Available for Distribution
2736 W 64th Street	80	\$341,836.10	\$6,801.94	\$ 4,170.94	\$86,466.69	\$244,396.53

Ex. 2 - 4317-19 S Michigan Avenue (Property 81)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
Austin Capital Trust Company on behalf of Summit Trust Compa	Austin Capital Trust FBO Patricia Theil IRA 90-0503-01-2	81-1178	\$ 19,000.00	\$ 19,000.00			\$ 5,630.33	POC	\$ 5,630.33	\$ 13,369.67		\$		1.85%	\$ 9,875.69
Capital Investors, LLC	Capital Investors, LLC	81-1490	\$ 113,793.00	\$ 113,793.00			\$ 15,045.91	LSA	\$ 15,045.91	\$ 98,747.09		\$		13.66%	\$ 72,940.85
Deborah Buffamanti	Deborah Buffamanti	81-1351	\$ 50,000.00	\$ 50,000.00			\$ 14,416.67	LSA	\$ 14,416.67	\$ 35,583.33		\$		4.92%	\$ 26,284.10
Gerry / Clarice Recamara	Gerry / Clarice Recamara	81-618	\$ 10,000.00	\$ 10,000.00			\$ 2,883.33	LSA	\$ 2,883.33	\$ 7,116.67		\$		0.98%	\$ 5,256.82
Hang Zhou and Lu Dong	Hang Zhou & Lu Dong	81-1335	\$ 50,000.00	\$ 50,000.00			\$ 14,416.67	LSA	\$ 14,416.67	\$ 35,583.33		\$		4.92%	\$ 26,284.10
Harvey Singer	Harvey Singer	81-2054	\$ 210,000.00	\$ 210,000.00			\$ 72,216.67	LSA	\$ 72,216.67	\$ 137,783.33		\$		19.06%	\$ 101,775.49
Hillside Fund, LLC - Janet F. Turco, Owner/ Managing Member	Hillside Fund, LLC	81-101	\$ 75,000.00	\$ 75,000.00			\$ 26,750.00	LSA	\$ 26,750.00	\$ 48,250.00		\$		6.67%	\$ 35,640.51
Marjorie J. Sexton	The Entrust Group Inc. fbo Marjorie Jean Sexton IRA #7230013060	81-2065	\$ 9,436.00	\$ 9,436.00			\$ 2,734.63	POC	\$ 2,734.63	\$ 6,701.37		\$		0.93%	\$ 4,950.06
Michael F Grant & L. Gretchen Grant	Michael F. Grant & L. Gretchen Grant Revocable Trust dated March 16th 2012	81-393	\$ 50,000.00	\$ 50,000.00			\$ 7,333.37	LSA	\$ 7,333.37	\$ 42,666.63		\$		5.90%	\$ 31,516.28
Paul Harrison	Paul Harrison	81-2026	\$ 152,771.00	\$ 152,771.00			\$ 14,895.18	Other	\$ 14,895.18	\$ 137,875.82		\$		19.07%	\$ 101,843.81
Paul N. Wilmesmeier	Paul N. Wilmesmeier	81-300	\$ 25,000.00	\$ 25,000.00			\$ 7,777.69	POC; LSA	\$ 7,777.69	\$ 17,222.31		\$		2.38%	\$ 12,721.49
PINELLAS FLORIDA FREEDOM REALTY, LLC (GARRETT MILLER)	Pinellas Florida Freedom Realty, LLC	81-1308	\$ 10,000.00	\$ 10,000.00			\$ 2,452.99	POC	\$ 2,452.99	\$ 7,547.01		\$		1.04%	\$ 5,574.70
Ramsey Stephan	Ramsey Stephan	81-162	\$ 20,000.00	\$ 20,000.00			\$ 5,776.67	POC	\$ 5,776.67	\$ 14,223.33		\$		1.97%	\$ 10,506.25
Ronald Mark Beal	Equity Trust Company Custodian FBO Ronald M. Beal IRA	81-187	\$ 90,000.00	\$ 90,000.00			\$ 25,950.00	POC; LSA	\$ 25,950.00	\$ 64,050.00		\$		8.86%	\$ 47,311.39
Sohm Strategic Investments, LLC	Sohm Strategic Investments LLC	81-865	\$ 25,000.00	\$	\$ 25,000.00		\$ 5,316.33	POC	\$ 5,316.33	\$		\$ 19,683.67	Claimant agreed to rollover this loan to SSDF4 in September 2017 (Claim 904-865).	0.00%	\$ -
SUSAN MARTINEZ	Susan Martinez	81-701	\$ 50,000.00	\$ 50,000.00			\$ 14,416.67	LSA	\$ 14,416.67	\$ 35,583.33		\$		4.92%	\$ 26,284.10
Thaddeus Gala	Thaddeus Gala	81-2070	\$ 25,000.00	\$ 25,000.00			\$ 7,208.33	LSA	\$ 7,208.33	\$ 17,791.67		\$		2.46%	\$ 13,142.05
Verdell Michaux	IPlanGroup Agent for Custodian FBO Verdell Michaux Acct. 3300474	81-2039	\$ 4,000.00	\$ 4,000.00			\$ 1,113.33	LSA	\$ 1,113.33	\$ 2,886.67		\$		0.40%	\$ 2,132.28
			\$ 989,000.00	\$ 964,000.00	\$ 25,000.00				\$ 722,981.56			\$ 19,683.67		100.00%	\$ 534,039.97

Property Address	Property #	Account balance as of 3/10/2025	Approved Fees Held Back (Fee Apps 1-26)	Estimated Fees after 12/31/2024	Distribution to Bank	Amount Available for Distribution
4317-19 S Michigan Avenue	81	\$865,362.62	\$7,281.88	\$ 4,692.31	\$319,348.46	\$534,039.97

Ex. 3 - 6355-59 S Talman Avenue (Property 82)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
Adir Hazan	Adir Hazan	82-143	\$ 50,000.00	\$ -	\$ 50,000.00		\$ 7,747.19	POC	\$ 7,747.19	\$ -		\$ 42,252.81	Claimant agreed to rollover this loan to SSDF1 in July 2017 (Claim 901-143).	0.00%	\$0.00
ALICE HAN	Alice Han	82-1353	\$ 50,000.00	\$ 50,000.00			\$ 3,268.08	POC; LSA	\$ 3,268.08	\$ 46,731.92		\$ -		6.01%	\$20,232.74
Annie Chang	Annie Chang	82-475	\$ 16,882.00	\$ 16,882.00		\$ 3,327.16	\$ 1,207.07	POC; LSA	\$ 4,534.23	\$ 12,347.77		\$ -	Pro-rata share of pre-rollover distributions on loan secured by 4533 S Calumet.	1.59%	\$5,346.01
Brett Burnham	Burnham 401k Trust	82-314	\$ 25,000.00	\$ 25,000.00			\$ 7,081.99	LSA	\$ 7,081.99	\$ 17,918.01		\$ -		2.31%	\$7,757.66
Charles P McEvoy	Charles P McEvoy	82-232	\$ 30,000.00	\$ 30,000.00			\$ 8,925.00	POC; LSA	\$ 8,925.00	\$ 21,075.00		\$ -		2.71%	\$9,124.49
DANIEL J MARTINEAU	Daniel Martineau	82-1299	\$ 25,250.00	\$ 24,250.00			\$ 7,097.49	LSA	\$ 7,097.49	\$ 17,152.51		\$ -		2.21%	\$7,426.24
H&W Management Company, Inc.	H&W Management Company, Inc.	82-946	\$ 200,000.00	\$ 200,000.00			\$ 60,416.67	LSA	\$ 60,416.67	\$ 139,583.33		\$ -		17.96%	\$60,433.08
Hopson & Associates LLC	Hopson Family Investments LLC	82-204	\$ 75,000.00	\$ 75,000.00			\$ 14,887.50	LSA	\$ 14,887.50	\$ 60,112.50		\$ -		7.73%	\$26,025.91
Huiyi Yang	Madison Trust Company Custodian FBO Huiyi Yang M1604042	82-253	\$ 37,000.00	\$ 37,000.00			\$ 10,477.18	LSA	\$ 10,477.18	\$ 26,522.82		\$ -		3.41%	\$11,483.15
Jane Shafrin	JSIMS Trust	82-188	\$ 50,000.00	\$ 50,000.00			\$ 13,999.92	POC	\$ 13,999.92	\$ 36,000.08		\$ -		4.63%	\$15,586.36
Jay Sutherland	Sutherland Family Trust DTD 5-8-97	82-619	\$ 50,000.00	\$ 50,000.00			\$ 14,163.82	LSA	\$ 14,163.82	\$ 35,836.18		\$ -		4.61%	\$15,515.40
John Braden and Cynthia Braden	John Braden and Cynthia Braden	82-1049	\$ 50,000.00	\$ 50,000.00			\$ 13,933.33	LSA	\$ 13,933.33	\$ 36,066.67		\$ -		4.64%	\$15,615.19
Kelly E. Welton (Equity Trust Company for Custodian FBO Kelly Welton, IRA)	iPlan Group for Custodian FBO Kelly Lewis, IRA 3300326	82-310	\$ 3,000.00	\$ 3,000.00			\$ 737.00	LSA	\$ 737.00	\$ 2,263.00		\$ -		0.29%	\$979.77
Kester Brothers Farm, LLC, C/O James R. Kester	Kester Brothers Farm, LLC	82-944	\$ 30,000.00	\$ 30,000.00			\$ 8,462.50	POC	\$ 8,462.50	\$ 21,537.50		\$ -		2.77%	\$9,324.73
Mountain West LLC IRA FBO Rachael B. Curcio Acct# 50679-01	Mountain West LLC IRA FBO Rachael B. Curcio Acct# 50679-01	82-315	\$ 50,000.00	\$ 50,000.00			\$ 1,245.84	POC; LSA	\$ 1,245.84	\$ 48,754.16		\$ -		6.27%	\$21,108.28
Pat DeSantis	Pat Desantis	82-397	\$ 110,000.00	\$ 110,000.00			\$ 33,229.17	LSA	\$ 33,229.17	\$ 76,770.83		\$ -		9.88%	\$33,238.19
QUEST IRA INC. FBO REBECA E. SAVORY-ROMERO IRA ACCOUNT #1552	Inspira Financial Trust FBO Rebeca E. Savory-Romero IRA #15528-11	82-804-1	\$ 23,000.00	\$ 23,000.00			\$ 323.92	POC; LSA	\$ 323.92	\$ 22,676.08		\$ -		2.92%	\$9,817.69
QUEST IRA INC. FBO REBECA E. SAVORY-ROMERO IRA ACCOUNT #1552	Inspira Financial Trust FBO Rebeca E. Savory-Romero Roth IRA #15528-21	82-804-2	\$ 22,000.00	\$ 22,000.00			\$ 333.67	POC; LSA	\$ 333.67	\$ 21,666.33		\$ -		2.79%	\$9,380.51
Robert Potter	Robert Potter	82-1389	\$ 4,858.00	\$ 4,858.00			\$ 285.29	LSA	\$ 285.29	\$ 4,572.71		\$ -		0.59%	\$1,979.77
Sidney Cohn	Sidney L. Cohn & Sheila L. Cohn JTWROS	82-720	\$ 60,000.00	\$ 60,000.00			\$ 16,296.67	LSA	\$ 16,296.67	\$ 43,703.33		\$ -		5.62%	\$18,921.51
Steven Roche	Steven Roche	82-329	\$ 10,000.00	\$ -			\$ -		\$ -	\$ -		\$ -	Claimant agreed to move his loan from 6355 Talman to 6217 Dorchester in January 2017 (Claim 68-329).	0.00%	\$0.00
Terri S. Tracy	Tracy-Meek Trust dtd 03-12-2001	82-272	\$ 70,000.00	\$ 70,000.00			\$ 19,829.52	LSA	\$ 19,829.52	\$ 50,170.48		\$ -		6.45%	\$21,721.48
The Jacqueline C Rowe Living Trust	The Jacqueline C Rowe Living Trust	82-139	\$ 35,000.00	\$ -	\$ 35,000.00	\$ 2,771.25	\$ 3,928.08	LSA	\$ 6,699.33	\$ -		\$ 28,300.67	Claimant agreed to rollover this loan to SSDF4 in September 2017 (Claim 904-139). Pre-rollover distributions on loan secured by 7109 S Calumet.	0.00%	\$0.00
The Moore/Ferrer Family 2004 Trust	The Moore/Ferrer Family 2004 Trust	82-107	\$ 50,000.00	\$ 50,000.00			\$ 14,163.82	LSA	\$ 14,163.82	\$ 35,836.18		\$ -		4.61%	\$15,515.40
			<b>\$ 1,126,990.00</b>	<b>\$ 1,030,990.00</b>	<b>\$ 85,000.00</b>				<b>\$ 777,297.39</b>	<b>\$ 70,553.48</b>				<b>100.00%</b>	<b>\$336,533.56</b>

Property Address	Property #	Account balance as of 3/10/2025	Approved Fees Held Back (Fee Apps 1-26)	Estimated Fees after 12/31/2024	Pro-Rata Distribution to Bank	Amount Available for Distribution
6355-59 S Talman Avenue	82	\$469,314.61	\$7,460.16	\$ 6,256.41	\$119,064.48	\$336,533.56

Ex. 4 - 6356 S California Avenue (Property 83)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
Capital Investors, LLC	Capital Investors, LLC	83-1490	\$ 250,521.00	\$ 250,521.00			\$ 29,227.43	LSA	\$ 29,227.43	\$ 221,293.57		\$ -		40.61%	\$78,609.50
Chetram Jodha FBO Ravin Jodha	Chetram Jodha	83-2094	\$ 20,000.00	\$ 20,000.00		\$ 2,511.63	\$ 6,466.21	LSA	\$ 8,977.84	\$ 11,022.16		\$ -	Pre-rollover distributions on loan secured by 7200 Stoney Island	2.02%	\$3,915.37
Cross 5774 Holdings LLC - Cross Global Funding Group	Cross 5774 Holdings LLC - Cross Global Funding Group	83-860	\$ 25,000.00	\$ 25,000.00			\$ 7,375.00	LSA	\$ 7,375.00	\$ 17,625.00		\$ -		3.23%	\$6,260.88
Ed A Bancroft	Ed Bancroft	83-2008	\$ 15,029.00	\$ 15,029.00			\$ 4,208.12	LSA	\$ 4,208.12	\$ 10,820.88		\$ -		1.99%	\$3,843.87
Francisco Fernandez	Francisco Fernandez	83-1450	\$ 41,604.00	\$ 41,604.00		\$ 4,717.42	\$ 5,339.18	LSA	\$ 10,056.60	\$ 31,547.40		\$ -	Pro-rata share of pre-rollover distributions on loan secured by 4611 S Drexel	5.79%	\$11,206.50
Gallowglass LLC c/o Patrick Bourmes	Gallowglass LLC	83-316	\$ 8,522.00	\$ 8,522.00		\$ 761.96	\$ 1,249.93	LSA	\$ 2,011.89	\$ 6,510.11		\$ -	Pro-rata share of pre-rollover distributions on loan secured by 7024 S Paxton	1.19%	\$2,312.57
Gerry / Clarice Recamara	Gerry / Clarice Recamara	83-618	\$ 9,703.00	\$ 9,703.00		\$ 2,555.12	\$ 1,293.70	LSA	\$ 3,848.82	\$ 5,854.18		\$ -	Pro-rata share of pre-rollover distributions on loan secured by 7450 S Luella	1.07%	\$2,079.56
iPlanGroup Agent for Custodian FBO Laura Dirnberger Roth IRA	iPlanGroup Agent for Custodian FBO Laura Dirnberger Roth IRA	83-448	\$ 9,321.00	\$ 9,321.00			\$ 908.82	LSA	\$ 908.82	\$ 8,412.18		\$ -		1.54%	\$2,988.24
iPlanGroup Agent for Custodian FBO Michael Dirnberger ROTH I	iPlanGroup Agent for Custodian FBO Michael Dirnberger ROTH IRA	83-445	\$ 7,152.00	\$ 7,152.00			\$ 697.32	LSA	\$ 697.32	\$ 6,454.68		\$ -		1.18%	\$2,292.88
John E. Wysocki	John E. Wysocki	83-740	\$ 65,000.00	\$ 65,000.00		\$ 15,600.00	\$ 7,041.70	LSA; Other	\$ 22,641.70	\$ 42,358.30		\$ -	Pre-rollover distributions on loan secured by 7760 S Coles	7.77%	\$15,046.82
Kathleen Martin	Kathleen Martin	83-246	\$ 50,095.00	\$ 16,666.67		\$ 4,091.00	\$ 834.90	LSA	\$ 4,925.90	\$ 11,740.77		\$ -	Original loan divided equally among the three heirs. A third of pre-rollover distributions on loan secured by 7200 Stoney Island.	2.15%	\$4,170.64
Nicholas C Jenks and Joyce R Jenks JTWR0S	Nicholas C Jenks and Joyce R Jenks JTWR0S	83-2032	\$ 25,000.00	\$ 25,000.00			\$ 7,325.00	LSA	\$ 7,325.00	\$ 17,675.00		\$ -		3.24%	\$6,278.64
OAK BARREL ONE, LLC (TED GUILLEN)	Oak Barrel One, LLC	83-488	\$ 20,038.00	\$ 20,000.00		\$ 4,041.63	\$ 5,912.21	POC; LSA	\$ 9,953.84	\$ 10,046.16		\$ -	The Receiver recommends disallowing \$38 accrued interest added to principal amount of loan. Pre-rollover distributions on loan secured by 7200 Stoney Island.	1.84%	\$3,568.67
Paul Scribner	Paul S. Scribner Revocable Trust dated, May 15, 2003	83-1135	\$ 7,910.00	\$ 7,910.00			\$ 751.22	POC; LSA	\$ 751.22	\$ 7,158.78		\$ -		1.31%	\$2,542.99
Rochelle L Minchow	Madison Trust Company Custodian FBO Donald Minchow M1903064	83-2061	\$ 110,000.00	\$ 110,000.00			\$ 33,996.20	LSA	\$ 33,996.20	\$ 76,003.80		\$ -		13.95%	\$26,998.62
Scott E Pammer	Scott E. Pammer	83-827	\$ 50,000.00	\$ 50,000.00		\$ 6,279.13	\$ 15,958.43	POC; LSA	\$ 22,237.56	\$ 27,762.44		\$ -	Pre-rollover distributions on loan secured by 7200 Stoney Island	5.09%	\$9,861.97
Strata Trust Company FBO Vincent Michael Spreuwenberg IRA 20	Strata Trust Company FBO Vincent Michael Spreuwenberg IRA 201207909	83-1160	\$ 35,067.00	\$ 35,000.00		\$ 4,100.85	\$ 9,994.08	LSA; Other	\$ 14,094.93	\$ 20,905.07		\$ -	The Receiver recommends disallowing \$67 accrued interest added to principal amount of loan. Pre-rollover distributions on loan secured by 7200 Stoney Island.	3.84%	\$7,426.05
The Peter Paul Nuspl Living Trust	The Peter Paul Nuspl Living Trust	83-2044	\$ 149,212.00	\$ -	\$ 148,902.10	\$ 18,870.25	\$ 45,075.12	LSA	\$ 63,945.37	\$ -		\$ 84,956.73	Claimant agreed to rollover this loan to SSDF4 in July 2017 (Claim 904-2044). Pro-rata share of pre-rollover distributions on loan secured by 7200 Stoney Island.	0.00%	\$0.00
Virginia Lieblein	Virginia Lieblein	83-110	\$ 16,698.33	\$ 16,666.66		\$ 4,091.00	\$ 834.92	LSA	\$ 4,925.92	\$ 11,740.74		\$ -	Original loan divided equally among the three heirs. The Receiver recommends disallowing \$31.67 accrued interest added to principal amount of loan. A third of pre-rollover distributions on loan secured by 7200 Stoney Island.	2.15%	\$4,170.63
			\$ 915,872.33	\$ 733,095.33	\$ 148,902.10				\$ 544,931.22	\$ 84,956.73				100.00%	\$193,574.40

Ex. 4 - 6356 S California Avenue (Property 83)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
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Calculation of Funds Available for Distribution						
Property Address	Property #	Account balance as of 3/10/2025	Approved Fees Held Back (Fee Apps 1-26)	Estimated Fees after 12/31/2024	Pro-Rata Distribution to Bank	Amount Available for Distribution
6356 S California Avenue	83	\$274,040.63	\$7,027.24	\$ 4,952.99	\$68,485.99	\$193,574.41

Ex. 5 - 7051 S Bennett Avenue (Property 84)  
Proposed Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
1839 Fund I LLC	1839 Fund I LLC	84-367	\$ 70,470.00	\$ 70,470.00			\$ 31,017.55	POC	\$ 31,017.55	\$ 39,452.45		\$ -		9.45%	\$28,912.10
Annie Chang	Annie Chang	84-475	\$ 2,618.00	\$ 2,618.00		\$ 515.96	\$ 187.18	LSA	\$ 703.14	\$ 1,914.86		\$ -	Pro-rata share of pre-rollover distributions on loan secured by 4533 S Calumet	0.46%	\$1,403.27
Barbara E. Burton	Provident Trust Group LLC FBO Barbara E. Burton IRA	84-2069	\$ 99,000.00	\$ -	\$ 99,000.00		\$ 12,691.25	POC	\$ 12,691.25	\$ -		\$ 86,308.75	Release of Mortgage executed by claimant on 4/27/2018 and recorded 5/7/2018	0.00%	\$0.00
Best Capital Funding Inc	Best Capital Funding, Inc.	84-1257	\$ 25,000.00	\$ -	\$ 25,000.00		\$ 3,430.52	LSA	\$ 3,430.52	\$ -		\$ 21,569.48	Release of Mortgage executed by claimant on 4/26/2018 and recorded 5/7/2018	0.00%	\$0.00
Donald Freers aka Meadows Advisors LLC	Meadow Advisors LLC	84-72	\$ 5,000.00	\$ 5,000.00			\$ 355.71	LSA	\$ 355.71	\$ 4,644.29		\$ -		1.11%	\$3,403.49
Gerry / Clarice Recamara	Gerry & Clarice Recamara	84-618	\$ 4,388.91	\$ 4,388.91		\$ 1,155.75	\$ 585.20	LSA	\$ 1,740.95	\$ 2,647.96		\$ -	Pro-rata share of pre-rollover distributions on loan secured by 7450 S Luella	0.63%	\$1,940.52
Green Light Investments, LLC	Green Light Investments, LLC	84-1440	\$ 40,000.00	\$ -	\$ 40,000.00		\$ 5,691.07	POC; LSA	\$ 5,691.07	\$ -		\$ 34,308.93	Release of Mortgage executed by claimant on 4/25/2018 and recorded 5/7/2018	0.00%	\$0.00
Jason Ragan - TSA	NBFAR Investment LLC	84-797	\$ 21,523.00	\$ 21,523.00		\$ 2,063.37	\$ 2,984.49	POC; LSA	\$ 5,047.86	\$ 16,475.14		\$ -	Transaction to roll loan to SSDF8 and Mezzanine equity funds was subsequently voided. Pro-rata share of pre-rollover distributions on loan secured by 7026 Paxton.	3.95%	\$12,073.55
Jerry Adamsky	ADAZ LLC	84-888	\$ 50,000.00	\$ -	\$ 34,000.00		\$ 1,625.27	LSA	\$ 1,625.27	\$ -		\$ 32,374.73	Release of Mortgage executed by claimant on 4/25/2018 and recorded 5/7/2018	0.00%	\$0.00
Julie Patel	Julie Patel	84-409	\$ 1,409.00	\$ 1,409.00		\$ 136.31	\$ 195.41	LSA	\$ 331.72	\$ 1,077.28		\$ -	Pro-rata share of pre-rollover distributions on loan secured by 7024 S Paxton	0.26%	\$789.47
Kimberly W Robinson	IRA Innovations FBO Kimberly Robinson #1202379	84-1245-1	\$ 33,000.00	\$ 33,000.00			\$ 13,378.67	POC	\$ 13,378.67	\$ 19,621.33		\$ -		4.70%	\$14,379.18
Kimberly W Robinson	Kimberly Robinson	84-1245-2	\$ 17,000.00	\$ 17,000.00			\$ 4,948.00	LSA	\$ 4,948.00	\$ 12,052.00		\$ -		2.89%	\$8,832.12
Melanie T. or Gary M. Gonzales	Melanie T. or Gary M. Gonzales	84-207	\$ 155,000.00	\$ 155,000.00		\$ 37,914.79	\$ 21,958.30	POC; LSA	\$ 59,873.09	\$ 95,126.91		\$ -	Pre-rollover distributions on loan secured by 7304 S St Lawrence	22.79%	\$69,712.25
Paul Scribner	Paul S. Scribner Revocable Trust dated, May 15, 2003	84-1135	\$ 50,000.00	\$ -	\$ 50,000.00		\$ 7,095.87	LSA	\$ 7,095.87	\$ -		\$ 42,904.13	Release of Mortgage executed by claimant on 4/13/2018 and recorded 5/7/2018	0.00%	\$0.00
Steve Weera Tonasut and Esther Kon Tonasut	Steve Weera Tonasut Family Trust dated June 14, 2004	84-312	\$ 50,000.00	\$ 50,000.00			\$ 37,314.00	POC	\$ 37,314.00	\$ 12,686.00		\$ -		3.04%	\$9,296.73
The Jacqueline C Rowe Living Trust	Jacqueline C. Rowe	84-139	\$ 75,000.00	\$ -	\$ 75,000.00		\$ 28,054.17	LSA; Other	\$ 28,054.17	\$ -		\$ 46,945.83	Claimant agreed to rollover this loan to SSDF4 in September 2017 (Claim 904-139)	0.00%	\$0.00
The Peter Paul Nuspl Living Trust	The Peter Paul Nuspl Living Trust	84-2044	\$ 175,530.00	\$ -	\$ 175,530.00		\$ 65,438.56	LSA; Other	\$ 65,438.56	\$ -		\$ 110,091.44	Claimant agreed to rollover this loan to SSDF4 in July 2017 (Claim 904-2044)	0.00%	\$0.00
United Capital Properties, LLC	United Capital Properties, LLC	84-1480	\$ 36,730.00	\$ 26,492.53	\$ 10,237.47	\$ 4,475.45	\$ 4,882.02	LSA; Other	\$ 9,357.47	\$ 17,135.06		\$ 10,237.47	Pro-rata share of pre-rollover distributions on loan secured by 4611 S Drexel. Transaction to roll part of loan (26,492.53) to Mezzanine equity fund was subsequently voided. Claimant agreed to rollover part of this loan (\$10,237.47) to SSDF4 in June 2018.	4.10%	\$12,557.16
Wisemove Properties LLC, (Anthony and Linda Reid, members)	Wisemove Properties LLC, (Anthony and Linda Reid, members)	84-168	\$ 50,000.00	\$ -			\$ 6,969.48	LSA	\$ 6,969.48	\$ -		\$ -	Release of Mortgage executed by claimant on 4/26/2018 and recorded 5/7/2018. Claimant agreed to rollover this loan to 11117 S Longwood in April 2018 (Claim 100-168).	0.00%	\$0.00

Ex. 5 - 7051 S Bennett Avenue (Property 84)  
Proposed Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
XUWEN LIN	Madison Trust Company Custodian FBO Xuwen Lin IRA Account #M1606034	84-648	\$ 8,523.00	\$ 8,523.00			\$ 578.60	LSA	\$ 578.60	\$ 7,944.40		\$ -		1.90%	\$5,821.93
ZIN INVESTMENTS LLC - c/o WILLIAM J. IANNAZZI	Zin Investments LLC	84-234	\$ 350,000.00	\$ 350,000.00			\$ 163,333.33	LSA; Other	\$ 163,333.33	\$ 186,666.67		\$ -		44.72%	\$136,795.72
			\$ 1,320,191.91	\$ 745,424.44	\$ 508,767.47					\$ 417,444.35		\$ 384,740.76		100.00%	\$305,917.49

Calculation of Funds Available for Distribution						
Property Address	Property #	Account balance as of 3/10/2025	Approved Fees Held Back (Fee Apps 1-26)	Estimated Fees after 12/31/2024	Pro-Rata Distribution to Bank	Amount Available for Distribution
7051 S Bennett Avenue	84	\$427,309.75	\$7,945.96	\$ 5,213.68	\$108,232.61	\$305,917.50

Ex. 6 - 7201-07 S Dorchester Avenue (Property 85)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Claimant Submissions	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
Aluvelu Homes LLC	Aluvelu Homes, LLC	85-879	POC	\$ 5,000.00	\$ 5,000.00			\$ 1,501.86	LSA	\$ 1,501.86	\$ 3,498.14	\$ -	\$ -		0.45%	\$1,126.86
Asians Investing in Real Estate LLC	Asians Investing in Real Estate LLC	85-503	POC	\$ 60,000.00	\$ 60,000.00			\$ 19,223.33	POC; LSA	\$ 19,223.33	\$ 40,776.67	\$ -	\$ -		5.21%	\$13,135.48
Clearwood Funding, LLC	Clearwood Funding LLC	85-1276	POC	\$ 50,000.00	\$ 50,000.00			\$ 15,019.36	LSA	\$ 15,019.36	\$ 34,980.64	\$ -	\$ -		4.47%	\$11,268.39
Francisco Fernandez	Francisco Fernandez	85-1450	POC	\$ 23,396.00	\$ 23,396.00		\$ 2,652.84	\$ 2,729.50	LSA	\$ 5,382.34	\$ 18,013.66	\$ -	\$ -	Pro-rata share of pre-rollover distributions on loan secured by 4611 S Drexel	2.30%	\$5,802.78
Frank and Laura Sohm	Frank & Laura Sohm	85-906	POC	\$ 14,700.00	\$ 14,700.00			\$ 4,669.72	POC	\$ 4,669.72	\$ 10,030.28	\$ -	\$ -		1.28%	\$3,231.08
Freda R. Smith	Inspira Financial FBO, Freda Smith, IRA #16816-11	85-1356	POC	\$ 20,000.00	\$ 20,000.00			\$ 4,216.59	LSA	\$ 4,216.59	\$ 15,783.41	\$ -	\$ -		2.02%	\$5,084.35
Gallowglass LLC c/o Patrick Bourmes	Gallowglass LLC	85-316	POC	\$ 8,304.00	\$ 8,304.00		\$ 742.47	\$ 1,107.20	LSA	\$ 1,849.67	\$ 6,454.33	\$ -	\$ -	Pro-rata share of pre-rollover distributions on loan secured by 7024 S Paxton	0.82%	\$2,079.15
George S Black	Madison Trust Company Custodian FBO George Black M1612041	85-572	POC	\$ 27,000.00	\$ 27,000.00			\$ 2,781.00	POC; LSA	\$ 2,781.00	\$ 24,219.00	\$ -	\$ -		3.09%	\$7,801.72
Hillside Fund, LLC - Janet F. Turco, Owner/Managing Member	Hillside Fund, LLC	85-101	POC	\$ 50,000.00	\$ 50,000.00			\$ 16,020.83	LSA	\$ 16,020.83	\$ 33,979.17	\$ -	\$ -		4.34%	\$10,945.79
IPlan Group FBO Randall Pong IRA 3321043	IPlan Group FBO Randall Pong IRA 3321043	85-728	POC	\$ 30,256.00	\$ 30,164.26		\$ 2,656.62	\$ 3,630.69	POC; LSA	\$ 6,287.31	\$ 23,876.95	\$ -	\$ -	The Receiver recommends disallowing \$91.74 pro-rata share of accrued interest added to principal amount of loan. Pro-rata share of pre-rollover distributions on loan secured by 7024 S Paxton.	3.05%	\$7,691.54
IPlanGroup Agent for Custodian FBO Laura Dirnberger Roth IRA	IPlanGroup Agent for Custodian FBO Laura Dirnberger Roth IRA	85-448	POC	\$ 7,800.00	\$ 7,800.00			\$ 2,236.87	LSA	\$ 2,236.87	\$ 5,563.13	\$ -	\$ -		0.71%	\$1,792.06
IPlanGroup Agent for Custodian FBO Mark Young	IPlanGroup Agent for Custodian FBO Mark Young Acct No. 3340224	85-1446	POC	\$ 20,000.00	\$ 20,000.00			\$ 5,727.70	LSA	\$ 5,727.70	\$ 14,272.30	\$ -	\$ -		1.82%	\$4,597.57
IPlanGroup Agent for Custodian FBO Rajanikanth Tanikella IRA	IPlanGroup Agent for Custodian FBO Rajanikanth Tanikella IRA	85-829	POC	\$ 50,000.00	\$ 50,000.00			\$ 14,027.70	LSA	\$ 14,027.70	\$ 35,972.30	\$ -	\$ -		4.60%	\$11,587.84
James Walsh	James Walsh	85-2058	POC	\$ 38,376.00	\$ 38,376.00		\$ 3,948.45	\$ 4,656.29	LSA; Other	\$ 8,604.74	\$ 29,771.26	\$ -	\$ -	Pro-rata share of pre-rollover distributions on loan secured by 4611 S Drexel	3.80%	\$9,590.28
JN Investment Trust, Trustee Janice Nelson	JN Investment Trust, Janice Nelson Trustee	85-556	POC	\$ 60,000.00	\$ 60,000.00			\$ 18,373.33	POC	\$ 18,373.33	\$ 41,626.67	\$ -	\$ -		5.32%	\$13,409.29
Lori Waring	Lori Waring	85-675	POC	\$ 50,000.00	\$ 50,000.00			\$ 14,902.70	POC; LSA	\$ 14,902.70	\$ 35,097.30	\$ -	\$ -		4.48%	\$11,305.97
MADISON TRUST COMPANY CUSTODIAN FBO JAMES R ROBINSON SELF-DI	Madison Trust Company, Custodian FBO James Robinson - M1704092	85-1417	POC	\$ 50,000.00	\$ 50,000.00			\$ 14,333.00	POC	\$ 14,333.00	\$ 35,667.00	\$ -	\$ -		4.56%	\$11,489.49
Michael Hill	Remoni Global Holdings, LLC	85-179	POC	\$ 35,000.00	\$ 35,000.00			\$ 10,459.09	LSA	\$ 10,459.09	\$ 24,540.91	\$ -	\$ -		3.14%	\$7,905.42
Nicholas C Jenks and Joyce R Jenks JTWR0S	Nicholas C Jenks and Joyce R Jenks JTWR0S	85-2032	POC	\$ 50,000.00	\$ 50,000.00			\$ 15,019.36	LSA	\$ 15,019.36	\$ 34,980.64	\$ -	\$ -		4.47%	\$11,268.39
Optima Property Solutions, LLC	Optima Property Solutions LLC	85-1023	POC	\$ 77,500.00	\$ -	\$ 77,500.00	\$ 526.07	\$ 24,044.69	LSA	\$ 24,570.76	\$ -	\$ -	\$ 52,929.24	Claimant agreed to rollover this loan to SSDF1 in June 2017. Pro-rata share of pre-rollover distributions from loans transferred in January 2018.	0.00%	\$0.00
Pat DeSantis	Pat Desantis	85-397	POC	\$ 110,000.00	\$ 110,000.00			\$ 32,173.68	LSA	\$ 32,173.68	\$ 77,826.32	\$ -	\$ -		9.94%	\$25,070.37
Paul N. Wilmesmeier	Paul N. Wilmesmeier	85-300	POC	\$ 25,000.00	\$ 25,000.00			\$ 7,926.47	POC	\$ 7,926.47	\$ 17,073.53	\$ -	\$ -		2.18%	\$5,499.93
Ping Liu	Ping Liu	85-349	POC	\$ 50,000.00	\$ 50,000.00		\$ 6,000.00	\$ 15,602.69	POC	\$ 21,602.69	\$ 28,397.31	\$ -	\$ -	Pre-rollover distributions on loan secured by 7420 Colfax	3.63%	\$9,147.69
Rachel Beck	Rachel Beck	85-813	POC	\$ 50,000.00	\$ 50,000.00			\$ 14,999.92	LSA	\$ 14,999.92	\$ 35,000.08	\$ -	\$ -		4.47%	\$11,274.65
Robert Potter	Robert Potter	85-1389	POC	\$ 11,868.00	\$ 11,868.00		\$ 615.83	\$ 1,324.91	LSA	\$ 1,940.74	\$ 9,927.26	\$ -	\$ -	Pro-rata share of pre-rollover distributions on loan secured by 4533 S Calumet	1.27%	\$3,197.89
Steven Roche	Steven Roche	85-329	POC	\$ 20,000.00	\$ 20,000.00			\$ 4,381.59	LSA	\$ 4,381.59	\$ 15,618.41	\$ -	\$ -		2.00%	\$5,031.19
Teresita M. Shelton	Equity Trust Company Custodian FBO Terri Shelton Account #200338949 IRA	85-330	POC	\$ 50,000.00	\$ 50,000.00			\$ 11,666.60	LSA	\$ 11,666.60	\$ 38,333.40	\$ -	\$ -		4.90%	\$12,348.42
Timothy S Sharp	Timothy Sharp	85-76	POC	\$ 50,000.00	\$ 50,000.00			\$ 15,019.36	LSA	\$ 15,019.36	\$ 34,980.64	\$ -	\$ -		4.47%	\$11,268.39
Towpath Investments LLC - Robert Kessing (manager)	Towpath Investments LLC	85-338	POC	\$ 30,000.00	\$ 30,000.00			\$ 9,361.67	LSA	\$ 9,361.67	\$ 20,638.33	\$ -	\$ -		2.64%	\$6,648.27
Vartan Tarakhchyan	Vartan Tarakhchyan, Trustee for 401K Profit-Sharing Plan	85-1118	POC	\$ 65,000.00	\$ -	\$ 65,000.00		\$ 12,187.45	LSA	\$ 12,187.45	\$ -	\$ -	\$ 52,812.55	Claimant agreed to rollover this loan to SSDF4 in July 2017 (Claim 904-1118)	0.00%	\$0.00
William H. Akins, Jr.	Bill Akins	85-2003	POC	\$ 50,000.00	\$ 50,000.00			\$ 14,269.36	LSA	\$ 14,269.36	\$ 35,730.64	\$ -	\$ -		4.57%	\$11,509.99
				\$ 1,239,200.00	\$1,096,608.26	\$ 142,500.00				\$ 782,629.68	\$ 105,741.79				100.00%	\$252,110.24

Property Address	Property #	Account balance as of 3/10/2025	Approved Fees Held Back (Fee Apps 1-26)	Estimated Fees after 12/31/2024	Pro-Rata Distribution to Bank	Amount Available for Distribution
7201-07 S Dorchester Avenue	85	\$356,460.57	\$7,073.32	\$ 8,081.20	\$89,195.79	\$252,110.26



Ex. 7 - 7442-48 S Calumet Avenue (Property 86)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
ALEX BRESLAV	Alex Breslav	86-262	\$ 50,000.00	\$ 50,000.00			\$ 14,766.67	LSA	\$ 14,766.67	\$ 35,233.33		\$ -		4.67%	\$18,909.84
Arthur Bertrand	Arthur Bertrand	86-892	\$ 50,000.00	\$ 50,000.00			\$ 17,958.00	POC; LSA	\$ 17,958.00	\$ 32,042.00		\$ -		4.24%	\$17,197.04
Bluebridge Partners Limited	The BE Company Ltd. f/k/a Bluebridge Partners Ltd	86-727	\$ 290,000.00	\$ 290,000.00			\$ 100,404.35	LSA	\$ 100,404.35	\$ 189,595.65		\$ -		25.12%	\$101,756.59
Bonaparte Properties LLC	Bonaparte Properties, LLC	86-1148	\$ 25,000.00	\$ 25,000.00			\$ 7,508.00	POC	\$ 7,508.00	\$ 17,492.00		\$ -		2.32%	\$9,388.01
David Marcus	David Marcus	86-801	\$ 105,000.00	\$ 105,000.00			\$ 37,712.00	LSA	\$ 37,712.00	\$ 67,288.00		\$ -		8.91%	\$36,113.68
Demetres Velendzas	Demetres Velendzas	86-776	\$ 50,000.00	\$ 50,000.00			\$ 14,516.67	LSA	\$ 14,516.67	\$ 35,483.33		\$ -		4.70%	\$19,044.02
Ed A Bancroft	Ed Bancroft	86-2008	\$ 8,000.00	\$ 8,000.00			\$ 2,242.67	LSA	\$ 2,242.67	\$ 5,757.33		\$ -		0.76%	\$3,089.98
Harvey Singer	Harvey Singer	86-2054	\$ 37,500.00	\$ 37,500.00			\$ 12,983.33	LSA	\$ 12,983.33	\$ 24,516.67		\$ -		3.25%	\$13,158.18
iPlanGroup Agent for Custodian FBO Mary Lohrman IRA	iPlanGroup Agent for Custodian FBO Mary Lohrman IRA	86-935	\$ 50,000.00	\$ 50,000.00			\$ 14,016.67	POC; LSA	\$ 14,016.67	\$ 35,983.33		\$ -		4.77%	\$19,312.37
iPlanGroup agent for custodian FBO Richard Lohrman IRA	iPlanGroup Agent for Custodian FBO Richard Lohrman IRA #3300388	86-1363	\$ 35,000.00	\$ 35,000.00			\$ 9,811.67	POC; LSA	\$ 9,811.67	\$ 25,188.33		\$ -		3.34%	\$13,518.66
Jerome B. Shaffer	Sharon Shaffer	86-992	\$ 150,000.00	\$ 150,000.00			\$ 49,116.67	LSA	\$ 49,116.67	\$ 100,883.33		\$ -		13.36%	\$54,144.41
Paul Harrison	Paul Harrison	86-2026	\$ 124,329.00	\$ 124,329.00			\$ 12,122.10	Other	\$ 12,122.10	\$ 112,206.90		\$ -		14.86%	\$60,221.80
Robert Guiney	Robert C. Guiney	86-798	\$ 25,000.00	\$ 25,000.00			\$ 7,508.00	POC	\$ 7,508.00	\$ 17,492.00		\$ -		2.32%	\$9,388.01
Teresita M. Shelton	Shelton Family Trust	86-330	\$ 30,000.00	\$ 30,000.00			\$ 8,710.00	LSA	\$ 8,710.00	\$ 21,290.00		\$ -		2.82%	\$11,426.41
The Peter Paul Nuspl Living Trust	The Peter Paul Nuspl Living Trust	86-2044	\$ 11,121.00	\$ -	\$ 11,097.80	\$ 1,406.42	\$ 2,900.61	POC; LSA	\$ 4,307.03	\$ -	\$ 6,790.77	\$ 6,790.77	Claimant agreed to rollover this loan to SSD4 in September 2017 (Claim 904-2044). Pro-rata share of pre-rollover distributions on loan secured by 7200 Stony Island.	0.00%	\$0.00
Timothy S Sharp	Timothy Sharp	86-76	\$ 50,000.00	\$ 50,000.00			\$ 15,600.09	LSA	\$ 15,600.09	\$ 34,399.91		\$ -		4.56%	\$18,462.54
			\$ 1,090,950.00	\$ 1,079,829.00	\$ 11,097.80				\$ 754,852.11		\$ 6,790.77			100.00%	\$405,131.54

Property Address	Property #	Account balance as of 3/10/2025	Approved Fees Held Back (Fee Apps 1-26)	Estimated Fees after 12/31/2024	Pro-Rata Distribution to Bank	Amount Available for Distribution
7442-54 S Calumet Avenue	86	\$558,419.04	\$5,782.35	\$ 4,170.94	\$143,334.21	\$405,131.54

Ex. 8 - 7508 S Essex Avenue (Property 87)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover UPN Distributions	Distributions Received on Property	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
ALEX BRESLAV	Alex Breslav	87-262	\$ 57,000.00	\$ 57,000.00			\$ 16,856.17	\$ 16,856.17	\$ 40,143.83		\$ -		4.36%	\$23,018.24
Anjie Comer	Madison Trust Company Custodian FBO Anjanette Comer M1609089	87-612	\$ 25,000.00	\$ -			\$ -	\$ -	\$ -		\$ -	This claimed \$25,000 investment was not related to EquityBuild. Claimant did make a \$10,000 loan to EquityBuild that was to be secured by this property, but it was rolled to 5450 Indiana before the mortgage was recorded (Claim 4-612).	0.00%	\$0.00
Asians Investing In Real Estate LLC	Asians Investing In Real Estate LLC	87-503	\$ 55,000.00	\$ 55,000.00			\$ 17,363.72	\$ 17,363.72	\$ 37,636.28		\$ -		4.09%	\$21,580.43
Bernadette Chen Eleven St. Felix Street Realty Corp.	Eleven St. Felix Street Realty Corp.	87-2012	\$ 50,000.00	\$ 50,000.00			\$ 14,786.03	\$ 14,786.03	\$ 35,213.97		\$ -		3.83%	\$20,191.49
BETH DENTON	Elisabeth Ann Denton	87-650	\$ 20,000.00	\$ 20,000.00			\$ 6,014.37	\$ 6,014.37	\$ 13,985.63		\$ -		1.52%	\$8,019.28
BETH DENTON (Elisabeth Denton)	Beth Denton	87-614	\$ 50,000.00	\$ 50,000.00			\$ 15,036.03	\$ -	\$ 34,963.97		\$ -		3.80%	\$20,048.14
Capital Liability Investments, LLC	Capital Liability Investments, LLC	87-186	\$ 55,000.00	\$ -	\$ 55,000.00		\$ 9,206.43	\$ 9,206.43	\$ -		\$ 45,793.57	Claimant agreed to rollover this loan to SSDF1 in May 2017 (Claim 901-186)	0.00%	\$0.00
Charlotte A Hofer	Charlotte A Hofer	87-603	\$ 50,000.00	\$ 50,000.00			\$ 8,166.62	\$ 8,166.62	\$ 41,833.38		\$ -		4.55%	\$23,987.02
Cosmos Building Maintenance Solo 401K Trust Rolando Lopez	Cosmos Building Maintenance Solo 401K Trust Acct# 2758150862	87-185	\$ 50,000.00	\$ 50,000.00			\$ 15,036.03	\$ 15,036.03	\$ 34,963.97		\$ -		3.80%	\$20,048.14
DANIEL J MARTINEAU	Daniel Martineau	87-1299	\$ 110,000.00	\$ 110,000.00			\$ 33,612.72	\$ 33,612.72	\$ 76,387.28		\$ -		8.30%	\$43,800.03
David M Harris	Madison Trust Company Custodian FBO David Harris #1604039	87-267	\$ 53,000.00	\$ 53,000.00			\$ 15,487.59	\$ 15,487.59	\$ 37,512.41		\$ -		4.08%	\$21,509.40
Eric Schwartz	iPlan Group Eric Schwartz Acct No. 3300372	87-157	\$ 7,213.00	\$ 10,000.00			\$ 2,008.33	\$ 2,008.33	\$ 7,991.67		\$ -	Transactions to roll \$2,787 to SSDF8 and \$7,213 to Mezzanine equity funds were subsequently voided	0.87%	\$4,582.38
Henry C. Scheuller c/o Henry Samuel Scheuller (Personal Rep. of the Estate)	Henry Coleman Scheuller Estate	87-868	\$ 50,000.00	\$ 50,000.00			\$ 14,786.03	\$ 14,786.03	\$ 35,213.97		\$ -		3.83%	\$20,191.49
Huiyi Yang	Madison Trust Company Custodian FBO Huiyi Yang M1604042	87-255	\$ 21,935.00	\$ 21,935.00			\$ 6,487.00	\$ 6,487.00	\$ 15,448.00		\$ -		1.68%	\$8,857.79
iPlan Group FBO Randall Pong IRA	iPlan Group Agent for Custodian FBO Randall Pong IRA	87-728	\$ 11,244.00	\$ 11,209.91		\$ 987.28	\$ 1,349.28	\$ 2,336.56	\$ 8,873.35		\$ -	The Receiver recommends disallowing \$34.09 accrued interest added to principal amount of loan. Pro-rata share of pre-rollover distributions on loan secured by 7024 S Paxton.	0.96%	\$5,087.93
James M McKnight and Silma L McKnight (The James McKnight Solo 401K Plan)	James McKnight Solo 401k	87-582-1	\$ 5,100.00	\$ -	\$ 5,100.00		\$ 1,182.91	\$ 1,182.91	\$ -		\$ 3,917.09	Claimant agreed to rollover this loan to SSDF4 in November 2017 (Claim 904-582-1)	0.00%	\$0.00
James M McKnight and Silma L McKnight (The James McKnight Solo 401K Plan)	James McKnight Solo 401k FBO Silma McKnight c/o Silma McKnight	87-582-2	\$ 5,900.00	\$ -	\$ 5,900.00		\$ 1,414.29	\$ 1,414.29	\$ -		\$ 4,485.71	Claimant agreed to rollover this loan to SSDF4 in December 2017 (Claim 904-582-2)	0.00%	\$0.00
James Taber	James G. Taber	87-780	\$ 50,000.00	\$ 50,000.00			\$ 14,202.70	\$ 14,202.70	\$ 35,797.30		\$ -		3.89%	\$20,525.97
Jason Ragan - TSA	Vanguard, FBO Jason Ragan ? Roth IRA 85346124	87-1133	\$ 20,600.00	\$ 20,600.00			\$ 5,851.47	\$ 5,851.47	\$ 14,748.53		\$ -		1.60%	\$8,456.72
Jason Ragan - TSA	Jason Ragan	87-796	\$ 16,100.00	\$ 16,100.00			\$ 4,573.22	\$ 4,573.22	\$ 11,526.78		\$ -		1.25%	\$6,609.39
Joel Feingold JFKN Investment Trust	JFKN Investment Trust	87-527	\$ 40,000.00	\$ 40,000.00			\$ 11,828.97	\$ 42,749.42	\$ -		\$ -	In addition to \$11,828.97 interest payments received on this investment, claimant received commissions from EquityBuild in excess of his claim amounts (apportioned to this claim in the amount of \$30,920.45) and therefore the Receiver recommends no further distributions.	0.00%	\$0.00
LA DONNA WRIGHT ACKLEN	La Donna W. Acklen	87-244	\$ 50,000.00	\$ 50,000.00			\$ 14,786.03	\$ 14,786.03	\$ 35,213.97		\$ -		3.83%	\$20,191.49
Lori Moreland	Madison Trust Company Custodian FBO Lori Moreland Acct#M1606115	87-822	\$ 50,000.00	\$ 50,000.00			\$ 2,098.82	\$ 2,098.82	\$ 47,901.18		\$ -		5.21%	\$27,466.26
Madison Trust Company Custodian FBO David Harris	Madison Trust Company Custodian FBO David Harris #1604039	87-160	\$ 53,000.00	\$ 53,000.00			\$ 15,487.59	\$ 15,487.59	\$ 37,512.41		\$ -		4.08%	\$21,509.40
Madison Trust Company Custodian FBO Stuart Edelman	FMTC FBO Stuart Edelman #168890553	87-103	\$ 50,000.00	\$ 50,000.00			\$ 15,036.03	\$ 15,036.03	\$ 34,963.97		\$ -		3.80%	\$20,048.14
Phyllis Harte	Estate of Phyllis Harte and Leah Matthews	87-2028	\$ 9,270.00	\$ 9,270.00			\$ 2,740.95	\$ 2,740.95	\$ 6,529.05		\$ -		0.71%	\$3,743.72

Ex. 8 - 7508 S Essex Avenue (Property 87)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
Receivables to Cash, LLC d/b/a Berenger Capital	Receivables to Cash, LLC d/b/a Berenger Capital	87-302	\$ 50,000.00	\$ 50,000.00			\$ 14,786.03	\$ 14,786.03	\$ 35,213.97		\$ -		3.83%	\$20,191.49
Robert R. Cook Principle Assets LLC	Principle Assets LLC	87-659	\$ 1,944.00	\$ 1,944.00			\$ 575.00	\$ 575.00	\$ 1,369.00		\$ -		0.15%	\$784.98
Rochelle L Minchow	Madison Trust Company Custodian FBO Don Minchow IRA Acct. # M1903064	87-2061	\$ 50,000.00	\$ 50,000.00			\$ 14,786.03	\$ 14,786.03	\$ 35,213.97		\$ -		3.83%	\$20,191.49
Russ Moreland	Russ Moreland	87-286	\$ 50,000.00	\$ -			\$ 11,901.10	\$ 11,901.10	\$ -		\$ -	\$50,000 principal was repaid on 5/3/2018.	0.00%	\$0.00
Terri S. Tracy	Inspira Financial Trust, LLC FBO Terri S. Tracy IRA #24921-31	87-272	\$ 120,000.00	\$ 120,000.00			\$ 36,668.33	\$ 36,668.33	\$ 83,331.67		\$ -		9.06%	\$47,781.90
Umbrella Investment Partners	Umbrella Investments Partners, LLC	87-1167	\$ 40,000.00	\$ 40,000.00			\$ 11,533.41	\$ 11,533.41	\$ 28,466.59		\$ -		3.09%	\$16,322.58
Wesley Pittman	Pittman Gold, LLC	87-469	\$ 14,151.00	\$ 14,151.00			\$ 4,184.65	\$ 4,184.65	\$ 9,966.35		\$ -		1.08%	\$5,714.65
William H. Akins, Jr.	William H. Akins, Jr.	87-2003-1	\$ 110,000.00	\$ 110,000.00			\$ 35,154.00	\$ 35,154.00	\$ 74,846.00		\$ -		8.14%	\$42,916.27
William H. Akins, Jr. (CAMA SDIRA LLC FBO Bill Akins IRA)	CAMA SDIRA LLC FMO Bill Akins IRA Account # T151110-01	87-2003-2	\$ 10,000.00	\$ 10,000.00			\$ 2,912.50	\$ 2,912.50	\$ 7,087.50		\$ -		0.77%	\$4,063.93
			\$ 1,461,457.00	\$ 1,323,209.91	\$ 66,000.00				\$ 919,855.95		\$ 54,196.37		100.00%	\$527,440.14

Calculation of Funds Available for Distribution						
Property Address	Property #	Account balance as of 3/10/2025	Approved Fees Held Back (Fee Apps 1-26)	Estimated Fees after 12/31/2024	Pro-Rata Distribution to Bank	Amount Available for Distribution
7508 S Essex Avenue (aka 2453-59 E 75th St)	87	\$731,873.48	\$8,702.82	\$ 9,123.93	\$186,606.60	\$527,440.13

Ex. 9 - 7546 S Saginaw Avenue (Property 88)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
Annie Chang	Annie Chang	88-475	\$ 63,000.00	\$ 63,000.00			\$ 8,876.00	POC; LSA	\$ 8,876.00	\$ 54,124.00	\$ -	\$ -		5.60%	\$22,140.65
Asians Investing In Real Estate LLC	Asians Investing In Real Estate LLC	88-503	\$ 115,000.00	\$ 115,000.00			\$ 41,441.53	POC; LSA	\$ 41,441.53	\$ 73,558.47	\$ -	\$ -		7.61%	\$30,090.76
Bernadette Chen Eleven St. Felix Street Realty Group	Eleven St. Felix Street Realty Corp.	88-2012	\$ 50,000.00	\$ 50,000.00			\$ 16,476.48	LSA	\$ 16,476.48	\$ 33,523.52	\$ -	\$ -		3.47%	\$13,713.55
Cecilia Wolff	Cecilia Wolff	88-1204	\$ 20,000.00	\$ 20,000.00		\$ 3,329.97	\$ 1,733.36	LSA	\$ 5,063.33	\$ 14,936.67	\$ -	\$ -	Pre-rollover distributions on loan secured by 4533 S Calumet	1.54%	\$6,110.18
Daniel Matthews, Leah Matthews	Entrust Group FBO Daniel Matthews IRA acct no 51-01005	88-117	\$ 29,000.00	\$ -	\$ 29,000.00		\$ 2,864.83	POC	\$ 2,864.83	\$ -	\$ -	\$ 26,135.17	Release of Mortgage executed by claimant on 4/16/2018 and recorded 5/7/2018	0.00%	\$0.00
Elizabeth Zeng	iPlanGroup Agent for Custodian FBO Elizabeth Zeng IRA	88-872	\$ 12,000.00	\$ 12,000.00			\$ -	POC; LSA	\$ -	\$ 12,000.00	\$ -	\$ -		1.24%	\$4,908.87
Equity Trust Company Custodian FBO Marvette Cofield Roth IRA	Equity Trust Company Custodian FBO Marvette Cofield Roth IRA #200195241	88-1091-2	\$ 15,000.00	\$ 15,000.00			\$ 4,297.35	LSA	\$ 4,297.35	\$ 10,702.65	\$ -	\$ -		1.11%	\$4,378.16
Equity Trust Company Custodian FBO Marvette Cofield SEP IRA	Equity Trust Company Custodian FBO Marvette Cofield SEP IRA Roth #200195243	88-1091-1	\$ 10,000.00	\$ 10,000.00			\$ 2,864.92	LSA	\$ 2,864.92	\$ 7,135.08	\$ -	\$ -		0.74%	\$2,918.77
Gary R. Burnham Jr. Solo 401K Trust	GRB Properties, LLC	88-1174	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 1,790.00	POC	\$ 1,790.00	\$ -	\$ -	\$ 8,210.00	Claimant agreed to rollover this loan to SSDF1 in June 2017 (Claim 901-1174)	0.00%	\$0.00
Gregory M. Wetz	Gregory M. Wetz	88-818	\$ 50,000.00	\$ 50,000.00			\$ 14,766.67	LSA	\$ 14,766.67	\$ 35,233.33	\$ -	\$ -		3.64%	\$14,412.99
HIROYUKI ROY CHIN & LILLIAN S CHIN JTWROS	Hiroiyuki Roy Chin & Lillian S. Chin JRWROS	88-1274	\$ 50,000.00	\$ 50,000.00			\$ 14,516.67	LSA	\$ 14,516.67	\$ 35,483.33	\$ -	\$ -		3.67%	\$14,515.26
Huiyi Yang and Hui Wang	Huiyi Yang and Hui Wang	88-122	\$ 16,374.00	\$ 16,254.26		\$ 2,340.26	\$ 1,986.71	LSA	\$ 4,326.97	\$ 11,927.29	\$ -	\$ -	The Receiver recommends disallowing \$119.74 accrued interest added to principal amount of loan. Pro-rata share of pre-rollover distributions on loan secured by 4611 S Drexel.	1.23%	\$4,879.13
iPlanGroup Agency for Custodian FBO Charles Powell IRA	iPlanGroup Agent for Custodian FBO Charles Powell IRA	88-413	\$ 10,000.00	\$ 10,000.00			\$ 837.75	LSA	\$ 837.75	\$ 9,162.25	\$ -	\$ -		0.95%	\$3,748.03
iPlanGroup agent for custodian FBO Richard Lohrman IRA	iPlanGroup agent for custodian FBO Richard Lohrman IRA #3300388	88-1363	\$ 150,000.00	\$ 90,000.00			\$ 36,680.84	POC	\$ 36,680.84	\$ 53,319.16	\$ -	\$ -	Partial repayment of principal in the amount of \$60,000 on 2/1/2017	5.51%	\$21,811.41
Ivan A. Campbell	Campbell Investment Trust	88-466	\$ 29,852.00	\$ 29,852.00			\$ 4,099.70	LSA	\$ 4,099.70	\$ 25,752.30	\$ -	\$ -		2.66%	\$10,534.56
John Bloxham	John E. Bloxham	88-1019	\$ 24,333.00	\$ 24,333.00			\$ 2,776.69	POC; LSA	\$ 2,776.69	\$ 21,556.31	\$ -	\$ -		2.23%	\$8,818.10
John Bloxham	John E. Bloxham	88-1196	\$ 52,991.00	\$ 52,991.00		\$ 17,612.87	\$ 2,213.85	LSA	\$ 19,826.72	\$ 33,164.28	\$ -	\$ -	Pro-rata share of pre-rollover distributions on loan secured by 7957 Marquette	3.43%	\$13,566.60
John E. Wysocki	John E. Wysocki	88-740	\$ 12,000.00	\$ 12,000.00			\$ 3,664.00	LSA	\$ 3,664.00	\$ 8,336.00	\$ -	\$ -		0.86%	\$3,410.03
Katie Whitlock	Katie Whitlock	88-942	\$ 50,000.00	\$ 50,000.00			\$ 15,266.67	LSA	\$ 15,266.67	\$ 34,733.33	\$ -	\$ -		3.59%	\$14,208.45
Krushna Dundigalla	Krushna M Dundigalla	88-656	\$ 60,000.00	\$ 60,000.00			\$ 10,803.33	LSA	\$ 10,803.33	\$ 49,196.67	\$ -	\$ -		5.09%	\$20,125.01
Louis Duane Velez, LLC (Louis Duane Velez as manager)	Louis Duane Velez, LLC	88-901	\$ 50,000.00	\$ 50,000.00			\$ 15,992.61	POC	\$ 15,992.61	\$ 34,007.39	\$ -	\$ -		3.52%	\$13,911.49
Madison Trust Company Agent for Custodian FBO The Jacqueline	Madison Trust Company Agent for Custodian FBO The Jacqueline C Rowe Living Trust IRA #M171200	88-163	\$ 17,000.00	\$ -	\$ 17,000.00		\$ 5,337.75	LSA	\$ 5,337.75	\$ -	\$ -	\$ 11,662.25	Claimant agreed to rollover this loan to SSDF4 in January 2018 (Claim 904-163)	0.00%	\$0.00
MaryAnn Zimmerman/Hidden Diamonds, LLC	Hidden Diamonds LLC	88-937	\$ 31,716.00	\$ 31,716.00		\$ 2,836.47	\$ 4,651.68	LSA	\$ 7,488.15	\$ 24,227.85	\$ -	\$ -	Pro-rata share of pre-rollover distributions on loan secured by 7024 S Paxton	2.51%	\$9,910.95
Michael F Grant & L. Gretchen Grant	Michael and Gretchen Grant JTWROS	88-393	\$ 110,000.00	\$ 110,000.00			\$ 35,275.41	LSA	\$ 35,275.41	\$ 74,724.59	\$ -	\$ -		7.73%	\$30,567.78
Mike Dirnberger	Mike Dirnberger	88-443	\$ 5,000.00	\$ 5,000.00			\$ 52.08	LSA	\$ 52.08	\$ 4,947.92	\$ -	\$ -		0.51%	\$2,024.06
Paul N. Wilmesmeier	Paul N. Wilmesmeier	88-300	\$ 75,000.00	\$ 75,000.00			\$ 23,988.85	POC	\$ 23,988.85	\$ 51,011.15	\$ -	\$ -		5.28%	\$20,867.26
Petra Zoeller	Petra Zoeller	88-594	\$ 50,000.00	\$ 50,000.00	\$ -		\$ 15,266.67	LSA	\$ 15,266.67	\$ 34,733.33	\$ -	\$ -		3.59%	\$14,208.45
Phillip G. Vander Kraats	Madison Trust Company Custodian FBO Phillip Vander Kraats M1611034	88-628	\$ 28,314.00	\$ 28,314.00			\$ 2,689.00	LSA	\$ 2,689.00	\$ 25,625.00	\$ -	\$ -		2.65%	\$10,482.49
QUEST IRA Inc. FBO Francisco A. Romero Sr. Acct# 25282-11	Quest Trust Company Francisco Antonio Romero Sr. Roth IRA Acct. no 2528221	88-1352	\$ 5,000.00	\$ 5,000.00			\$ 27.22	POC; LSA	\$ 27.22	\$ 4,972.78	\$ -	\$ -		0.51%	\$2,034.23
QUEST IRA INC. FBO REBECA E. SAVORY-ROMERO IRA ACCOUNT #1552	Inspira Financial Trust FBO Rebeca E. Savory-Romero IRA #15528-21	88-804	\$ 9,000.00	\$ 9,000.00			\$ 49.00	POC; LSA	\$ 49.00	\$ 8,951.00	\$ -	\$ -		0.93%	\$3,661.61
Robert Potter	Robert Potter	88-1389	\$ 15,500.00	\$ 15,500.00		\$ 3,181.78	\$ 1,001.04	LSA	\$ 4,182.82	\$ 11,317.18	\$ -	\$ -	Pro-rata share of pre-rollover distributions on loan secured by 4533 S Calumet	1.17%	\$4,629.55
Samir S. Totah and Norma S. Totah, Trustees of the Samir S.	Samir S. Totah and Norma S. Totah Declaration Trust 03/08/2000	88-915	\$ 50,000.00	\$ 50,000.00			\$ 15,266.67	LSA	\$ 15,266.67	\$ 34,733.33	\$ -	\$ -		3.59%	\$14,208.45
Sidney Haggins	Equity Trust Company Custodian FBO Sidney Haggins IRA Acct. #200326808	88-1431	\$ 20,000.00	\$ 20,000.00			\$ 5,753.09	POC	\$ 5,753.09	\$ 14,246.91	\$ -	\$ -		1.47%	\$5,828.02
Sohm Strategic Investments, LLC	Sohm Strategic Investments LLC	88-865	\$ 50,000.00	\$ -	\$ 50,000.00		\$ 11,483.34	LSA	\$ 11,483.34	\$ -	\$ -	\$ 38,516.66	Claimant agreed to rollover this loan to SSDF4 in September 2017 (Claim 904-865)	0.00%	\$0.00
Stephan Tang	Stephan Tang	88-1111	\$ 50,000.00	\$ 50,000.00			\$ 6,288.89	POC; LSA	\$ 6,288.89	\$ 43,711.11	\$ -	\$ -		4.52%	\$17,881.02

Ex. 9 - 7546 S Saginaw Avenue (Property 88)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
Terry M McDonald - Horizon Trust Custodian FBO Terry M McDon	Horizon Trust Company Custodian FBO, Terry McDonald, IRA	88-571	\$ 87,333.33	\$ -	\$ 87,333.33		\$ 15,850.28	LSA	\$ 15,850.28	\$ -		\$ 71,483.05	Claimant agreed to rollover this loan to SSDF1 in June 2017 (Claim 901-571)	0.00%	\$0.00
The Peter Paul Nuspl Living Trust	The Peter Paul Nuspl Living Trust	88-2044	\$ 85,500.00	\$ -	\$ 85,500.00		\$ 26,639.23	LSA	\$ 26,639.23	\$ -		\$ 58,860.77	Claimant agreed to rollover this loan to SSDF4 in September 2017 (904-2044)	0.00%	\$0.00
US Freedom Investments, LLC	US Freedom Investments, LLC	88-1234	\$ 7,500.00	\$ -	\$ 7,500.00		\$ 1,660.00	LSA	\$ 1,660.00	\$ -		\$ 5,840.00	Claimant agreed to rollover this loan to SSDF4 in September 2017 (Claim 904-1234)	0.00%	\$0.00
Walter T Akita and Margaret M Akita	The Akita Family Trust	88-950	\$ 50,000.00	\$ 50,000.00			\$ 562.50	POC; LSA	\$ 562.50	\$ 49,437.50		\$ -		5.11%	\$20,223.53
White Tiger Revocable Trust, Ira Lovitch, Zinaida Lovitch (a	White Tiger Revocable Trust	88-537	\$ 17,000.00	\$ 17,000.00			\$ 453.34	POC; LSA	\$ 453.34	\$ 16,546.66		\$ -		1.71%	\$6,768.79
Wisemove Properties LLC, (Anthony and Linda Reid, members)	Wisemove Properties, LLC	88-168	\$ 11,979.00	\$ 11,979.00			\$ 2,161.60	LSA	\$ 2,161.60	\$ 9,817.40		\$ -		1.02%	\$4,016.03
			<b>\$ 1,655,392.33</b>	<b>\$ 1,308,939.26</b>	<b>\$ 286,333.33</b>					<b>\$ 966,855.74</b>		<b>\$ 220,707.90</b>		<b>100.00%</b>	<b>\$395,514.22</b>

Calculation of Funds Available for Distribution						
Property Address	Property #	Account balance as of 3/10/2025	Approved Fees Held Back (Fee Apps 1-26)	Estimated Fees after 12/31/2024	Pro-Rata Distribution to Bank	Amount Available for Distribution
7546-48 S Saginaw Avenue	88	\$555,711.36	\$9,577.49	\$ 10,688.03	\$139,931.63	\$395,514.21

Ex. 10 - 7600-10 S Kingston Avenue (Property 89)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
Annie Chang	Annie Chang	89-475	\$ 5,000.00	\$ 5,000.00			\$ 722.26	POC; LSA	\$ 722.26	\$ 4,277.74				0.24%	\$2,498.92
Arthur Bertrand	Arthur Bertrand	89-892	\$ 17,300.00	\$ 17,300.00			\$ 6,307.00	POC; LSA	\$ 6,307.00	\$ 10,993.00				0.63%	\$6,421.75
Aryeh (Judah) Smith	Judah Smith	89-430	\$ 50,000.00	\$ 50,000.00			\$ 6,825.04	POC; LSA	\$ 6,825.04	\$ 43,174.96				2.46%	\$25,221.41
Asians Investing In Real Estate LLC	Asians Investing In Real Estate LLC	89-503	\$ 50,000.00	\$ 50,000.00			\$ 16,204.17	POC; LSA	\$ 16,204.17	\$ 33,795.83				1.93%	\$19,742.43
Bernadette Chen Eleven St. Felix Street Realty Corp.	Bernadette Chen (Eleven St Felix St. Realty)	89-2012	\$ 68,381.00	\$ 43,381.00			\$ 18,133.39	LSA	\$ 18,133.39	\$ 25,247.61			\$25,000 of principal balance was repaid in October 2017	1.44%	\$14,748.83
City of Chicago	City of Chicago	89-693	\$ 1,542.97		\$ 1,542.97			POC				\$ 1,542.97		0.00%	\$0.00
David Marcus	David Marcus	89-801	\$ 895,484.00	\$ 895,484.00			\$ 337,298.97	LSA	\$ 337,298.97	\$ 558,185.03				31.81%	\$326,073.57
Dennis & Mary Ann Hennefer	Dennis & Mary Ann Hennefer	89-355	\$ 47,044.00	\$ 47,044.00		\$ 4,394.18	\$ 6,314.32		\$ 10,708.50	\$ 36,335.50			Pro-rata share of pre-rollover distributions on loan secured by 7024 S Paxton		
Donald R Minchow	Donald Minchow	89-2041	\$ 110,000.00		\$ 110,000.00		\$ 23,020.61	LSA	\$ 23,020.61			\$ 86,979.39	Claimant agreed to rollover this loan to SSDF1 equity fund in June 2017	0.00%	\$0.00
Duke E. Heger and Viviana Heger	Duke E. Heger and Viviana Heger	89-1408	\$ 20,000.00	\$ 20,000.00			\$ 6,399.94	POC	\$ 6,399.94	\$ 13,600.06				0.78%	\$7,944.71
Frank Sohm IRA	IPlanGroup Agent for Custodian FBO Frank Sohm IRA	89-558	\$ 15,796.56	\$ 14,780.41			\$ 4,070.10	POC; LSA	\$ 4,070.10	\$ 10,710.31			The Receiver recommends disallowing \$1,016.15 pro-rata share of accrued interest from 4930 Cornelia added to principal amount of loan	0.61%	\$6,256.62
Frank Starosciak	CAMA SDIRA LLC FBO Frank Starosciak IRA	89-1239	\$ 20,000.00	\$ 20,000.00			\$ 1,928.36	POC; LSA	\$ 1,928.36	\$ 18,071.64				1.03%	\$10,556.87
Fraser Realty Capital, LLC	Fraser Realty Capital, LLC	89-1313	\$ 20,038.06	\$ 20,000.00		\$ 2,511.63	\$ 6,064.83	POC; LSA	\$ 8,576.46	\$ 11,423.54			The Receiver recommends disallowing \$38.06 credit added to the principal amount of the loan. Pre-rollover distributions on loan secured by 7200 Stoney Island.	0.65%	\$6,673.26
Genevieve Giuliana Heger	Genevieve Giuliana Heger	89-1403	\$ 20,058.00	\$ 20,000.00		\$ 764.41	\$ 1,934.70	POC	\$ 2,699.11	\$ 17,300.89			The Receiver recommends disallowing \$58.00 accrued interest from 4611 Drexel that was added to principal balance of loan. Pre-rollover distributions on loan secured by 4611 S Drexel.	0.99%	\$10,106.62
Geronimo Usuga Carmona	Geronimo Usuga	89-543	\$ 39,333.00	\$ 39,333.00			\$ 4,261.10	POC	\$ 4,261.10	\$ 35,071.90				2.00%	\$20,487.87
IPlan Group Agent for Custodian FBO Paula Levand Roth	IPlan Group FBO Paula Levand Roth #3320860	89-1334	\$ 18,497.00	\$ 13,280.69			\$ 5,282.73	LSA	\$ 5,282.73	\$ 7,997.96			The Receiver recommends disallowing \$5,216.31 pro-rata share of accrued interest from loan on 4930 S Cornelia that was added to principal amount of loan upon rollover from that property.	0.46%	\$4,672.15
IPlan Group Agent for Custodian FBO Stephen B Apple ROTH IRA	IPlan Group Agent for Custodian FBO Stephen B Apple ROTH IRA Acct. #3320639	89-559	\$ 43,705.00	\$ 43,705.00			\$ 12,048.01	LSA	\$ 12,048.01	\$ 31,656.99				1.80%	\$18,492.99
IPlanGroup Agent for Custodian FBO Laura Dirnberger Roth IRA	IPlanGroup Agent for Custodian FBO Laura Dirnberger Roth IRA 3320552	89-448	\$ 3,715.00	\$ 3,715.00			\$ 286.14	LSA	\$ 286.14	\$ 3,428.86				0.20%	\$2,003.03
IPlanGroup Agent for Custodian FBO Michael Dirnberger ROTH I	IPlanGroup Agent for Custodian FBO Michael Dirnberger ROTH IRA	89-445	\$ 14,264.00	\$ 14,264.00			\$ 1,442.30	LSA	\$ 1,442.30	\$ 12,821.70				0.73%	\$7,490.02
Janet Eileen Taylor	Janet Eileen Taylor	89-2056-1	\$ 50,000.00		\$ 50,000.00		\$ 10,666.67	POC	\$ 10,666.67			\$ 39,333.33	Claimant agreed to rollover this loan to SSDF4 in September 2017 (Claim 904-2056-1)	0.00%	\$0.00
Jason Ragan - TSA	Jason Ragan	89-796	\$ 29,562.00	\$ 29,562.00			\$ 8,405.47	POC	\$ 8,405.47	\$ 21,156.53				1.21%	\$12,358.96
John B. Allred & Glenda K. Allred	Inspira Financial Custodian FBO John B Allred IRA # 1612618	89-2004	\$ 328,992.00										Receiver recommends that former EquityBuild employee who actively participated in marketing the fraudulent scheme be disqualified from receiving a distribution.	0.00%	\$0.00
John Bloxham	John Bloxham	89-1211	\$ 35,667.00	\$ 85,667.00		\$ 16,618.74	\$ 8,036.67	LSA	\$ 24,655.41	\$ 61,011.59			Principal balance increased due to rollover of \$50,000 loan secured by 7957 S Marquette to this property in December, 2017, added to claimant's original \$35,667 loan. Pro-rata share of pre-rollover distributions on loan secured by 7957 Marquette.	3.48%	\$35,640.99
Julie Patel	Julie Patel	89-409	\$ 10,338.00	\$ 10,338.00		\$ 1,000.13	\$ 1,433.54	LSA	\$ 2,433.67	\$ 7,904.33			Pro-rata share of pre-rollover distributions on loan secured by 7024 S Paxton	0.45%	\$4,617.45
KAMEDA INVESTMENTS, LLC (Sole Owner/Manager - Arnold Kunio K Karen Droste)	Evan Kameda	89-121	\$ 80,000.00	\$ 80,000.00			\$ 9,013.37	LSA	\$ 9,013.37	\$ 70,986.63				4.05%	\$41,468.08
Karen Droste	IPlanGroup Agent for Custodian FBO Karen Droste IRA 3301259	89-605	\$ 74,000.00	\$ 74,000.00			\$ 3,660.96	POC; LSA	\$ 3,660.96	\$ 70,339.04				4.01%	\$41,089.78
Kelly E. Welton (IPlanGroup Agent for Custodian FBO Kelly Welton IRA	IPlanGroup Agent for Custodian FBO Kelly Lewis IRA #3300326	89-310	\$ 8,000.00	\$ 8,000.00			\$ 480.90	LSA	\$ 480.90	\$ 7,519.10				0.43%	\$4,392.41

Ex. 10 - 7600-10 S Kingston Avenue (Property 89)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
Law Office of V.L. Heger, A Professional Corporation	Law Office of V.L. Heger, A Professional Corporation	89-1409	\$ 50,000.00	\$ 49,631.00		\$ 5,254.14	\$ 6,111.46	POC	\$ 11,365.60	\$ 38,265.40		\$	The Receiver recommends disallowing \$369.00 accrued interest from 4611 Drexel that was added to principal balance of loan. Pre-rollover distributions on loan secured by 4611 S Drexel.	2.18%	\$22,353.40
Madison Trust Company Custodian FBO James R. Talman IRA	Madison Trust Company Custodian FBO James R. Talman IRA Acct. No. M1703073	89-702	\$ 20,000.00	\$ 20,000.00			\$ 2,408.33	POC; LSA	\$ 2,408.33	\$ 17,591.67		\$			
Michael F Grant & L. Gretchen Grant	Michael F. Grant & L. Gretchen Grant Revocable Trust dated March 16th 2012	89-393	\$ 50,000.00	\$ 50,000.00			\$ 3,394.46	LSA	\$ 3,394.46	\$ 46,605.54		\$		1.00%	\$10,276.48
Midland IRA, Inc. LLC Custodian FBO, Terry L Merrill, IRA	Midland IRA, Inc. LLC Custodian FBO, Terry Merrill, IRA	89-1134	\$ 60,000.00	\$ 60,000.00		\$ 114.17	\$ 17,560.00	LSA	\$ 17,674.17	\$ 42,325.83		\$	Pre-rollover distributions on loan secured by 7200 Stony Island	2.41%	\$24,725.38
Nehasri Ltd ( investment under Nehasri Ltd by Manoj Donthin	Nehasri Ltd.	89-1365	\$ 52,907.00	\$ 50,000.00			\$ 16,335.06	LSA	\$ 16,335.06	\$ 33,664.94		\$	The Receiver recommends disallowing \$2,907 accrued interest added to principal balance of loan.	1.92%	\$19,665.96
NUVIEW IRA Inc. FBO Janet Eileen Taylor #1512648	NuView IRA Inc. FBO Janet Eileen Taylor 1512648	89-2056-2	\$ 360,000.00	\$	\$ 360,000.00		\$ 147,174.43	POC	\$ 147,174.43	\$	\$ 212,825.57		Claimant agreed to rollover this loan to SSDF4 in February 2018 (Claim 904-2056-2)	0.00%	\$0.00
Paul N. Wilmesmeier	Paul N. Wilmesmeier	89-300	\$ 25,000.00	\$ 25,000.00			\$ 8,040.88	POC; LSA	\$ 8,040.88	\$ 16,959.12		\$		0.97%	\$9,906.97
Private Finance Solutions, LLC	Private Finance Solutions, LLC	89-1478	\$ 23,328.00	\$ 17,946.61			\$ 6,739.34	LSA	\$ 6,739.34	\$ 11,207.27		\$	The Receiver recommends disallowing \$5,381.39 accrued interest added to principal amount of loan.	0.64%	\$6,546.92
QUEST IRA INC. FBO REBECA E. SAVORY-ROMERO IRA ACCOUNT #1552811	Inspira Financial Trust FBO Rebeca R. Savory-Romero IRA account #15528-11	89-804	\$ 39,953.00	\$ 39,953.00			\$ 10,893.86	LSA	\$ 10,893.86	\$ 29,059.14		\$		1.66%	\$16,975.41
Rita Aken	Rita Aken	89-770	\$ 25,000.00	\$ 25,000.00			\$ 2,103.45	LSA	\$ 2,103.45	\$ 22,896.55		\$		1.30%	\$13,375.42
robert malone	Robert Malone	89-254	\$ 110,000.00	\$ 110,000.00			\$ 33,962.60	LSA	\$ 33,962.60	\$ 76,037.40		\$		4.33%	\$44,418.58
Spectra Investments LLC/ Deborah L. Mullica	Spectra Investments, LLC	89-1220	\$ 126,126.00	\$ 126,000.00		\$ 8,288.50	\$ 39,936.46	LSA; Other	\$ 48,224.96	\$ 77,775.04		\$	The Receiver recommends disallowing \$126 accrued interest added to principal amount of loan; pre-rollover interest on loan secured by 7200 S Stony Island.	4.43%	\$45,433.65
Timothy S Sharp	Timothy Sharp	89-76	\$ 50,000.00	\$ 50,000.00			\$ 15,408.52	LSA	\$ 15,408.52	\$ 34,591.48		\$		1.97%	\$20,207.22
Towpath Investments LLC - Robert Kessing (manager)	Towpath Investments, LLC	89-338	\$ 25,000.00	\$ 25,000.00			\$ 7,316.67	LSA	\$ 7,316.67	\$ 17,683.33		\$			
TruStar Real Estate Solutions, LLC	TruStar Real Estate, LLC	89-337	\$ 210,000.00	\$ 210,000.00			\$ 71,528.33	LSA	\$ 71,528.33	\$ 138,471.67		\$		1.01%	\$10,330.03
United Capital Properties, LLC	United Capital Properties, LLC	89-1480	\$ 11,257.00	\$ 8,119.42	\$ 3,137.58	\$ 1,371.64	\$ 1,496.22	LSA	\$ 2,867.86	\$ 5,251.56	\$ 3,137.58		Pro-rata share of pre-rollover distributions on loan secured by 4611 S Drexel. Claimant agreed to rollover portion of this loan (\$3,137.58) to SSDF4 in June 2018. Transaction to roll balance of loan (\$8,119.42) to Mezzanine fund was subsequently voided.	7.89%	\$80,890.65
Uyen Dinh	Uyen Dinh	89-2075	\$ 7,192.81	\$ 6,417.53			\$ 2,069.19	LSA	\$ 2,069.19	\$ 4,348.34		\$	The Receiver recommends disallowing \$775.28 accrued interest added to principal amount of loan	0.25%	\$2,540.16
William and Janice J. Halbur	William J. & Janice R. Halbur	89-2025	\$ 11,237.00	\$ 11,237.00		\$ 4,812.10	\$ 774.76	POC	\$ 5,586.86	\$ 5,650.14		\$	Pro-rata share of pre-rollover distributions on loan secured by 6558 S Vernon	0.32%	\$3,300.63
XUWEN LIN	Madison Trust Company Custodian FBO Xuwen Lin IRA Account #M1606036	89-648	\$ 24,956.00	\$ 24,956.00			\$ 1,694.26	LSA	\$ 1,694.26	\$ 23,261.74		\$		1.33%	\$13,588.75
			<b>\$ 3,358,674.40</b>	<b>\$ 2,514,114.66</b>	<b>\$ 524,680.55</b>					<b>\$ 1,754,656.90</b>		<b>\$ 343,818.84</b>		<b>100.00%</b>	<b>\$1,025,013.58</b>

Property Address	Property #	Account balance as of 3/10/2025	Approved Fees Held Back (Fee Apps 1-26)	Estimated Fees after 12/31/2024	Pro-Rata Distribution to Bank	Amount Available for Distribution
7600-10 S Kingston Avenue	89	\$1,417,212.58	\$17,561.09	\$ 11,991.45	\$362,646.46	\$1,025,013.58

Ex. 11 - 7656-58 S Kingston Avenue (Property 90)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
Alcaili Sabat	Navy Federal Credit Union FBO Alcaili Sabat #92000242907303	90-786	\$ 3,876.58	\$ 3,876.58			\$ 271.39	LSA	\$ 271.39	\$ 3,605.19		\$ -		1.17%	\$623.06
City of Chicago	City of Chicago	90-693	\$ 6,542.47	\$ -			\$ -		\$ -	\$ -		\$ -	Claim for water bill was paid when Receiver sold this property	0.00%	\$0.00
Edge Investments, LLC, Janet F. Turco, Owner/Member IRA	Edge Investments, LLC, Janet F. Turco, Owner/Member IRA	90-180	\$ 102,149.00	\$ 102,149.00			\$ 49,459.24	LSA; Other	\$ 49,459.24	\$ 52,689.76		\$ -		17.05%	\$9,106.07
Gerry / Clarice Recamara	Gerry and Clarice Recamara	90-618	\$ 7,165.00	\$ 7,165.00		\$ 1,886.78	\$ 955.30	LSA	\$ 2,842.08	\$ 4,322.92		\$ -	Pro-rata share of pre-rollover distributions on loan secured by 7450 S Luella	1.40%	\$747.11
Harvey Singer	Harvey Singer	90-2054	\$ 100,000.00	\$ 100,000.00		\$ 5,641.65	\$ 16,622.19	LSA	\$ 22,263.84	\$ 77,736.16		\$ -	Pre-rollover distributions on loan secured by 4611 S Drexel	25.15%	\$13,434.70
iPlanGroup Agent for Custodian FBO Charles Michael Anglin	iPlanGroup Agent for Custodian FBO Charles Michael Anglin IRA 3300357	90-331	\$ 50,000.00	\$ 50,000.00			\$ 19,000.00	LSA; Other	\$ 19,000.00	\$ 31,000.00		\$ -		10.03%	\$5,357.55
iPlanGroup Agent for Custodian Leah Kalish IRA	iPlanGroup Agent for Custodian Leah Kalish IRA no. 3300301	90-265	\$ 49,000.00	\$ 49,000.00			\$ 21,159.70	POC; LSA	\$ 21,159.70	\$ 27,840.30		\$ -		9.01%	\$4,811.48
John E. Wysocki	John E. Wysocki	90-740	\$ 12,255.00	\$ 12,255.00			\$ 4,869.32	LSA; Other	\$ 4,869.32	\$ 7,385.68		\$ -		2.39%	\$1,276.42
Jose Galarza	Jose Galarza	90-1405	\$ 35,107.00	\$ 18,437.43			\$ 13,291.54	LSA; Other	\$ 13,291.54	\$ 5,145.89		\$ -	The Receiver recommends disallowing \$1,669.57 accrued interest from 8104 Kingston rollover that was added to principal balance of loan and the \$15,000 principal payment received in January 2018.	1.67%	\$889.33
Kingdom Trust Company, Custodian, FBO Louis Duane Velez SEP	Digital Trust FBO Louis Duane Velez 7422686172	90-1476	\$ 100,000.00	\$ 100,000.00			\$ 44,183.24	POC	\$ 44,183.24	\$ 55,816.76		\$ -		18.06%	\$9,646.49
Legacy Trading LLC	Legacy Trading LLC	90-508	\$ 20,000.00	\$ 20,000.00			\$ 3,208.92	LSA	\$ 3,208.92	\$ 16,791.08		\$ -		5.43%	\$2,901.91
Mark Young	Mark Young	90-1154	\$ 50,000.00	\$ 50,000.00			\$ 23,291.54	LSA; Other	\$ 23,291.54	\$ 26,708.46		\$ -		8.64%	\$4,615.87
Michael D More	Michael D. More	90-682	\$ 100,000.00	\$ -	\$ 100,000.00		\$ 18,000.00	POC	\$ 18,000.00	\$ -		\$ 82,000.00	Claimant agreed to rollover this loan to SSDF1 in May 2017 (Claim 901-682)	0.00%	\$0.00
The Edward Falkowitz Living Trust	The Edward Falkowitz Living Trust	90-575	\$ 49,100.00	\$ -	\$ 49,100.00		\$ 37,328.00	LSA	\$ 37,328.00	\$ -		\$ 11,772.00	Claimant agreed to rollover this loan to unsecured promissory note in November 2016	0.00%	\$0.00
The Peter Paul Nuspl Living Trust	The Peter Paul Nuspl Living Trust	90-2044	\$ 27,165.00	\$ -	\$ 27,165.00		\$ 11,072.03	LSA	\$ 11,072.03	\$ -		\$ 16,092.97	Claimant agreed to rollover this loan to SSDF4 equity fund in July 2017	0.00%	\$0.00
			\$ 712,360.05	\$ 512,883.01	\$ 176,265.00				\$ 309,042.20	\$ 109,864.97		\$ -		100.00%	\$53,409.99

Calculation of Funds Available for Distribution						
Property Address	Property #	Account balance as of 3/10/2025	Approved Fees Held Back (Fee Apps 1-26)	Estimated Fees after 12/31/2024	Pro-Rata Distribution to Bank	Amount Available for Distribution
7656-58 S Kingston Avenue	90	\$88,823.59	\$12,607.04	\$ 3,910.26	\$18,896.29	\$53,410.00



Ex. 12 - 7701 S Essex Avenue (Property 91)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
1839 Fund I LLC	1839 Fund I LLC	91-367	\$ 95,000.00	\$ 90,000.00			\$ 50,271.01	POC	\$ 50,271.01	\$ 39,728.99		\$ -	Principal balance of \$90,000 reported on proof of claim	9.24%	\$29,346.35
Covenant Funding LLC	Covenant Funding LLC	91-364	\$ 300,000.00	\$ 300,000.00			\$ 157,750.00	POC	\$ 157,750.00	\$ 142,250.00		\$ -		33.10%	\$105,074.86
Dennis & Mary Ann Hennefer	Dennis & Mary Ann Hennefer	91-355	\$ 36,134.00	\$ 36,134.00		\$ 3,375.12	\$ 5,010.61	POC; LSA	\$ 8,385.73	\$ 27,748.27		\$ -	Pro-rata share of pre-rollover distributions on loan secured by 7024 S Paxton	6.46%	\$20,496.63
Dennis K McCoy	iPlanGroup Agent for Custodian FBO Dennis McCoy 3300311	91-569	\$ 100,000.00	\$ 100,000.00			\$ 53,033.33	POC	\$ 53,033.33	\$ 46,966.67		\$ -		10.93%	\$34,692.56
Domenic Simone	Domenic Simone	91-883	\$ 100,000.00	\$ 100,000.00			\$ 53,133.33	LSA; Other	\$ 53,133.33	\$ 46,866.67		\$ -		10.91%	\$34,618.69
Jason Ragan - TSA	NBFAR Investment LLC	91-797	\$ 6,665.00	\$ 6,665.00		\$ 638.96	\$ 977.57	POC; LSA	\$ 1,616.53	\$ 5,048.47		\$ -	Transaction to roll loan to SSDF8 and Mezzanine equity funds was subsequently voided. Pro-rata share of pre-rollover distributions on loan secured by 7026 Paxton.	1.17%	\$3,729.12
Louis Duane Velez, LLC (Louis Duane Velez as manager)	Louis Duane Velez, LLC	91-1228	\$ 150,000.00	\$ 150,000.00			\$ 84,700.00	POC	\$ 84,700.00	\$ 65,300.00		\$ -		15.19%	\$48,234.72
Quest IRA, Inc. FBO Nandini S. Chennappan IRA # 1847611	Quest IRA, Inc. FBO Nandini S. Chennappan IRA #18476-11	91-1269	\$ 50,000.00	\$ 50,000.00			\$ 17,133.00	POC	\$ 17,133.00	\$ 32,867.00		\$ -		7.65%	\$24,277.65
Shane E Veltri	Shane E Veltri	91-733	\$ 465,000.00	\$ -	\$ 465,000.00		\$ -		\$ -	\$ -	\$ 465,000.00	\$ 465,000.00	Claimant had an ownership interest in 7701 S Essex, which he exchanged for a membership interest in South Side Development Fund 7, LLC.	0.00%	\$0.00
Terry L. Merrill, Sheryl R. Merrill	Terry L. and Sheryl R. Merrill	91-602	\$ 50,000.00	\$ 50,000.00			\$ 27,026.67	LSA; Other	\$ 27,026.67	\$ 22,973.33		\$ -		5.35%	\$16,969.56
			<b>\$ 1,352,799.00</b>	<b>\$ 882,799.00</b>	<b>\$ 465,000.00</b>					<b>\$ 429,749.40</b>		<b>\$ 465,000.00</b>		<b>100.00%</b>	<b>\$317,440.14</b>

Calculation of Funds Available for Distribution						
Property Address	Property #	Account balance as of 3/10/2025	Approved Fees Held Back (Fee Apps 1-26)	Estimated Fees after 12/31/2024	Distribution to Bank	Amount Available for Distribution
7701-03 S Essex Avenue	91	\$770,988.57	\$5,968.65	\$ 2,346.15	\$445,233.65	\$317,440.12

Ex. 13 - 7748-50 S Essex Avenue (Property 92)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
Annie Chang	Annie Chang	92-475	\$ 28,000.00	\$ 28,000.00		\$ 3,427.72	\$ 3,932.41	POC; LSA	\$ 7,360.13	\$ 20,639.87		\$ -	Pre-rollover distributions on loan secured by 4611 S Drexel	1.27%	\$11,473.44
Asians Investing In Real Estate LLC	Asians Investing In Real Estate LLC	92-503	\$ 130,000.00	\$ 130,000.00			\$ 46,612.43	POC; LSA	\$ 46,612.43	\$ 83,387.57		\$ -		5.14%	\$46,354.07
Austin Capital Trust Company on behalf of Summit Trust Compa	Austin Capital Trust FBO Patricia Theil IRA 90-0503-01-2	92-1178	\$ 31,000.00	\$ 31,000.00			\$ 9,372.33	POC	\$ 9,372.33	\$ 21,627.67		\$ -		1.33%	\$12,022.54
Blessing Strategies, LLC	Blessing Strategic, LLC	92-353	\$ 7,000.00	\$ -	\$ 7,000.00		\$ 1,743.33	POC; LSA	\$ 1,743.33	\$ -		\$ 5,256.67	Claimant agreed to rollover this loan to SSDF4 in September 2017 (claim 904-353)	0.00%	\$0.00
Cecilia Wolff	Cecilia Wolff	92-1204	\$ 15,000.00	\$ 15,000.00			\$ 4,260.00	LSA	\$ 4,260.00	\$ 10,740.00		\$ -		0.66%	\$5,970.23
City of Chicago	City of Chicago	92-693	\$ 2,097.70	\$ -	\$ 2,097.70		\$ -		\$ -	\$ -		\$ 2,097.70	No lien of record - loan unsecured	0.00%	\$0.00
Daniel Matthews, Leah Matthews	Entrust Group FBO Daniel Matthews IRA Acct #51-01005	92-117	\$ 20,000.00	\$ -	\$ 20,000.00		\$ 4,792.88	POC	\$ 4,792.88	\$ -		\$ 15,207.12	Release of Mortgage executed by claimant on 4/19/2018 and recorded 5/7/2018	0.00%	\$0.00
Francisco Fernandez	Francisco Fernandez	92-1450	\$ 50,000.00	\$ 50,000.00			\$ 14,116.67	LSA	\$ 14,116.67	\$ 35,883.33		\$ -		2.21%	\$19,947.08
Gerry Recamara	iPlanGroup Agent for Custodian FBO Gerry Recamara IRA 3300831	92-624	\$ 55,000.00	\$ 55,000.00			\$ 14,153.33	LSA	\$ 14,153.33	\$ 40,846.67		\$ -		2.52%	\$22,706.14
Heidi H. Liu	Heidi Liu	92-930	\$ 50,000.00	\$ 50,000.00			\$ 12,252.69	LSA	\$ 12,252.69	\$ 37,747.31		\$ -		2.33%	\$20,983.24
iPlanGroup Agent for Custodian FBO Liwen Zhao IRA	iPlanGroup Agent for Custodian FBO Liwen Zhao IRA 3300451	92-426-2	\$ 28,000.00	\$ 28,000.00			\$ 7,565.33	POC	\$ 7,565.33	\$ 20,434.67		\$ -		1.26%	\$11,359.37
James Clements	James Clements	92-1402	\$ 50,000.00	\$ 50,000.00			\$ 12,266.67	LSA	\$ 12,266.67	\$ 37,733.33		\$ -		2.33%	\$20,975.47
James Walsh	James Walsh	92-2058	\$ 100,000.00	\$ 100,000.00			\$ 8,233.31	LSA	\$ 8,233.31	\$ 91,766.69		\$ -		5.66%	\$51,011.92
JBMacy Solo 401K Trust	JBMacy Solo 401K Trust	92-1193	\$ 60,000.00	\$ -	\$ -		\$ -	POC; LSA	\$ -	\$ -		\$ -	Duplicate of Claim 92-1011	0.00%	\$0.00
John Bloxham for JBMacy Solo 401K Trust	John Bloxham for JBMacy Solo 401K Trust	92-1011	\$ 60,000.00	\$ 60,000.00			\$ 7,041.67	LSA	\$ 7,041.67	\$ 52,958.33		\$ -		3.27%	\$29,438.85
John Witzgreuter	John Witzgreuter	92-729	\$ 50,000.00	\$ -	\$ 50,000.00		\$ 7,711.06	LSA	\$ 7,711.06	\$ -		\$ 42,288.94	Claimant agreed to rollover this loan to SSDF1 in March 2018	0.00%	\$0.00
Julie Elaine Fogle	Equity Trust Company Custodian FBO Julie Elaine Fogle IRA 200206608	92-235	\$ 50,000.00	\$ 50,000.00			\$ 14,116.67	POC; LSA	\$ 14,116.67	\$ 35,883.33		\$ -		2.21%	\$19,947.08
Kenneth (Ken) and Maria (Tina) Jorgensen	iPlanGroup Agent For Custodian FBO Ken Jorgensen IRA ROTH 3320310	92-194	\$ 121,506.00	\$ 121,506.00			\$ 35,088.33	LSA	\$ 35,088.33	\$ 86,417.67		\$ -		5.33%	\$48,038.47
Kyle Jacobs	Kyle Jacobs	92-1345	\$ 65,000.00	\$ 65,000.00			\$ 18,351.67	LSA	\$ 18,351.67	\$ 46,648.33		\$ -		2.88%	\$25,931.20
Larry White	Larry W. White	92-983	\$ 50,000.00	\$ 50,000.00			\$ 17,252.69	LSA	\$ 17,252.69	\$ 32,747.31		\$ -		2.02%	\$18,203.81
Liwen Zhao	Liwen Zhao	92-426-1	\$ 128,000.00	\$ 70,000.00			\$ 31,754.37	POC	\$ 31,754.37	\$ 38,245.63		\$ -	\$58,000 of principal balance was repaid.	2.36%	\$21,260.25
LMJ Sales, Inc.	LMJ Sales, Inc.	92-1346	\$ 45,000.00	\$ 45,000.00			\$ 16,054.17	LSA	\$ 16,054.17	\$ 28,945.83		\$ -		1.79%	\$16,090.61
Marjorie J. Sexton	The Entrust Group, Inc. fbo Marjorie Jean Sexton IRA # 7230013060	92-2065	\$ 3,000.00	\$ 3,000.00			\$ 742.00	POC	\$ 742.00	\$ 2,258.00		\$ -		0.14%	\$1,255.19
Mark Young	Mark Young	92-1154	\$ 30,000.00	\$ 30,000.00			\$ 9,356.67	LSA	\$ 9,356.67	\$ 20,643.33		\$ -		1.27%	\$11,475.36
Michael F Grant & L. Gretchen Grant	Michael F Grant & Gretchen Grant JTWR0S	92-393	\$ 270,000.00	\$ 210,000.00			\$ 67,940.83	LSA	\$ 67,940.83	\$ 142,059.17		\$ -	Loan amount claimed is overstated. Two loans funded in amounts of \$150,000 and \$60,000 for total secured interest of \$210,000.	8.76%	\$78,968.86
Michael Prokop	Michael Prokop	92-787	\$ 50,000.00	\$ 50,000.00			\$ 14,616.67	LSA	\$ 14,616.67	\$ 35,383.33		\$ -		2.18%	\$19,669.14
Nehasri Ltd ( investment under Nehasri Ltd by Manoj Donthin	NEHASRI LTD	92-1365	\$ 25,000.00	\$ 25,000.00			\$ 7,240.19	LSA	\$ 7,240.19	\$ 17,759.81		\$ -		1.10%	\$9,872.45
NUVIEW IRA Inc. FBO Janet Eileen Taylor #1512648	NUVIEW IRA Inc. FBO Janet Eileen Taylor #1512648	92-2056	\$ 100,000.00	\$ -			\$ 13,353.85	POC	\$ 13,353.85	\$ -		\$ -	Principal loan of \$100,000 repaid to claimant in 2017. Principal and interest payments received by claimant exceed the amount of claimant's original loan.	0.00%	\$0.00
Paul N. Wilmesmeier	Paul N. Wilmesmeier	92-300	\$ 75,000.00	\$ 75,000.00			\$ 24,158.33	POC	\$ 24,158.33	\$ 50,841.67		\$ -		3.14%	\$28,262.23
Paul S. Applefield - Applefield Family Trust	Paul S. Applefield - Applefield Family Trust Acct 17182	92-2005	\$ 30,000.00	\$ 30,000.00			\$ 8,470.00	LSA	\$ 8,470.00	\$ 21,530.00		\$ -		1.33%	\$11,968.25
Paul S. Applefield, Trustee, Paul S. Applefield, DDS, 401k P	Paul S. Applefield Retirement Trust	92-2087	\$ 20,000.00	\$ 20,000.00			\$ 5,646.67	LSA	\$ 5,646.67	\$ 14,353.33		\$ -		0.89%	\$7,978.83
Paul Scribner	The Paul S. Scribner Revocable Trust Dated 05-15-2003	92-1135	\$ 7,000.00	\$ 7,000.00			\$ 679.95	POC; LSA	\$ 679.95	\$ 6,320.05		\$ -		0.39%	\$3,513.23
Petra Zoeller	Petra Zoeller	92-594	\$ 70,000.00	\$ 70,000.00			\$ 18,573.33	LSA	\$ 18,573.33	\$ 51,426.67		\$ -		3.17%	\$28,587.42
Phyllis Harte	Estate of Phyllis Harte and Debra Brooks	92-2028	\$ 20,000.00	\$ 20,000.00			\$ 5,346.67	LSA	\$ 5,346.67	\$ 14,653.33		\$ -		0.90%	\$8,145.60
QUEST IRA Inc. FBO Francisco A. Romero Sr. Acct# 25282-11 an	QUEST IRA Inc. FBO Francisco A. Romero Sr. Acct# 25282-21	92-1352	\$ 10,000.00	\$ 10,000.00			\$ 140.83	POC; LSA	\$ 140.83	\$ 9,859.17		\$ -		0.61%	\$5,480.59
Quest IRA, Inc. FBO Nandini S. Chennappan IRA # 1847611	Quest IRA, Inc. FBO Nandini S. Chennappan IRA # 1847611	92-1269	\$ 5,500.00	\$ 5,500.00			\$ 1,470.33	LSA	\$ 1,470.33	\$ 4,029.67		\$ -		0.25%	\$2,240.04
Ranell Durgan	Ranell Durgan	92-454	\$ 50,000.00	\$ 50,000.00			\$ 15,977.69	POC	\$ 15,977.69	\$ 34,022.31		\$ -		2.10%	\$18,912.56
Ranell Durgan	Ranell Durgan	92-514	\$ 50,000.00	\$ -	\$ -		\$ -		\$ -	\$ -		\$ -	This is a duplicate of Claim 92-454	0.00%	\$0.00
Rene Hribal	Rene Hribal	92-768	\$ 180,000.00	\$ 180,000.00			\$ 59,700.00	LSA	\$ 59,700.00	\$ 120,300.00		\$ -		7.42%	\$66,873.21

Ex. 13 - 7748-50 S Essex Avenue (Property 92)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
Richard L. Braddock	Equity Trust Company, Custodian FBO Richard L Braddock IRA account#200188321	92-396	\$ 50,000.00	\$ 50,000.00			\$ 14,144.36	POC	\$ 14,144.36	\$ 35,855.64		\$ -		2.21%	\$19,931.69
Roth IRA CAMAPlan f. b. o. Judith D. Ferrara	CAMA SDIRA LLC FBO Judith D. Ferrara Roth IRA R-100330-01	92-2021	\$ 250,000.00	\$ 250,000.00			\$ 72,561.02	LSA	\$ 72,561.02	\$ 177,438.98		\$ -		10.95%	\$98,636.03
Steven K. Chennappan IRA # 17293-31	Quest Trust Company FBO Steven Chennappan SEP #1729331	92-206	\$ 18,000.00	\$ 18,000.00			\$ 4,812.00	LSA	\$ 4,812.00	\$ 13,188.00		\$ -		0.81%	\$7,331.04
Teresita M. Shelton	Shelton Family Trust	92-330	\$ 30,000.00	\$ 30,000.00			\$ 9,236.67	LSA	\$ 9,236.67	\$ 20,763.33		\$ -		1.28%	\$11,542.07
Timothy S Sharp	Timothy S. Sharp	92-76	\$ 100,000.00	\$ 100,000.00			\$ 30,461.02	LSA	\$ 30,461.02	\$ 69,538.98		\$ -		4.29%	\$38,655.82
United Capital Properties, LLC	United Capital Properties, LLC	92-1480	\$ 8,730.00	\$ 6,296.75	\$ 2,433.25	\$ 1,063.73	\$ 1,160.39	LSA	\$ 2,224.12	\$ 4,072.63		\$ 2,433.25	Pro-rata share of pre-rollover distributions on loan secured by 4611 S Drexel. Claimant agreed to rollover portion of this loan (\$2,433.25) to SSDF4 in June 2018 (904-1480).. Transaction to roll balance of loan to Mezzanine Fund subsequently voided.	0.25%	\$2,263.92
Wesley Pittman	Pittman Gold, LLC	92-469	\$ 12,044.00	\$ 12,044.00			\$ 3,075.23	LSA	\$ 3,075.23	\$ 8,968.77		\$ -		0.55%	\$4,985.62
Wisemove Properties LLC, (Anthony and Linda Reid, members)	Wisemove Properties, LLC (Anthony and Linda Reid, members)	92-168	\$ 28,000.00	\$ 28,000.00			\$ 5,052.49	LSA	\$ 5,052.49	\$ 22,947.51		\$ -		1.42%	\$12,756.22
			<b>\$ 2,687,877.70</b>	<b>\$ 2,278,346.75</b>	<b>\$ 81,530.95</b>					<b>\$ 1,620,867.22</b>		<b>\$ 67,283.68</b>		<b>100.00%</b>	<b>\$901,019.14</b>

Calculation of Funds Available for Distribution						
Property Address	Property #	Account balance as of 3/10/2025	Approved Fees Held Back (Fee Apps 1-26)	Estimated Fees after 12/31/2024	Pro-Rata Distribution to Bank	Amount Available for Distribution
7748-52 S Essex Avenue	92	\$1,246,399.61	\$14,350.71	\$ 12,252.14	\$318,777.63	\$901,019.13

Ex. 14 - 7957-59 S Marquette Road (Property 93)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
1839 Fund I LLC	1839 Fund I LLC	93-367	\$ 39,483.00	\$ 31,653.73			\$ 17,354.82	POC	\$ 17,354.82	\$ 14,298.91		\$ -	The Receiver recommends disallowing \$7,829.27 pro-rata share of accrued interest from loan on 5029 Addison that was added to principal amount of loan.	3.05%	\$4,448.94
Brett Burnham	Burnham 401 K Trust	93-314	\$ 25,000.00	\$ 25,000.00			\$ 8,136.23	LSA; Other	\$ 8,136.23	\$ 16,863.77		\$ -		3.60%	\$5,246.97
Capital Investors, LLC	Capital Investors, LLC	93-1490	\$ 50,000.00	\$ 50,000.00			\$ 4,066.67	LSA	\$ 4,066.67	\$ 45,933.33		\$ -		9.79%	\$14,291.63
Christopher Maher	Christopher Maher	93-2036	\$ 16,500.00	\$ 16,500.00			\$ 6,044.19	LSA; Other	\$ 6,044.19	\$ 10,455.81		\$ -		2.23%	\$3,253.20
Christopher Maher Beneficiary	Christopher Maher Beneficiary Inherited IRA 200314811	93-2079	\$ 16,500.00	\$ 16,500.00			\$ 6,105.00	POC	\$ 6,105.00	\$ 10,395.00		\$ -		2.22%	\$3,234.28
CLD Construction, Inc. (Doru Unchias)	CLD Construction, Inc. (Doru Unchias)	93-1454	\$ 2,800.00	\$ -	\$ 2,800.00		\$ -		\$ -	\$ -		\$ 2,800.00	Unsecured trade creditor	0.00%	\$0.00
Daniel Matthews, Leah Matthews	The Entrust Group FBO Daniel Matthews IRA #51-01005	93-117	\$ 100,000.00	\$ -	\$ 100,000.00		\$ 41,061.13	POC; Other	\$ 41,061.13	\$ -		\$ 58,938.87	Release of Mortgage executed by claimant's representative on 4/19/2018 and recorded 5/7/2018	0.00%	\$0.00
Edge Investments, LLC, Janet F. Turco, Owner/Member IRA	Edge Investments, LLC, Janet F. Turco, Owner/Member IRA	93-180	\$ 58,000.00	\$ 58,000.00			\$ 26,335.23	POC; LSA	\$ 26,335.23	\$ 31,664.77		\$ -		6.75%	\$9,852.13
Henry D. Gallucci	Equity Trust Company Custodian FBO Henry Gallucci Traditional IRA 200314471	93-2059	\$ 17,000.00	\$ 17,000.00			\$ 6,227.67	LSA	\$ 6,227.67	\$ 10,772.33		\$ -		2.30%	\$3,351.69
Hoang Small Trust c/o Dalano Hoang	Rebecca Small, MD and Dalano Hoang	93-161	\$ 50,000.00	\$ 50,000.00		\$ 10,577.73	\$ 4,422.24	LSA	\$ 14,999.97	\$ 35,000.03		\$ -	Pre-rollover distributions on loan secured by 4533 Calumet	7.46%	\$10,889.86
Howard and Doris Bybee	Estate of Howard Bybee	93-1039	\$ 50,000.00	\$ 50,000.00			\$ 18,016.67	LSA	\$ 18,016.67	\$ 31,983.33		\$ -		6.82%	\$9,951.25
iPlan Group Agent for Custodian FBO Daniel O'Hare IRA	iPlanGroup Agent for Custodian FBO Dan O'Hare IRA	93-838	\$ 50,000.00	\$ 50,000.00			\$ 18,067.00	POC	\$ 18,067.00	\$ 31,933.00		\$ -		6.81%	\$9,935.59
John Bloxham	John E. Bloxham	93-1196	\$ 110,000.00	\$ -			\$ 36,561.22	POC	\$ 36,561.22	\$ -		\$ -	Claimant agreed to rollover this loan to 6250 Mozart (69-1196), 7546 Saginaw (88-1196) and 7600 Kingston (89-1211) in December 2017	0.00%	\$0.00
Optima Property Solutions, LLC	Optima Property Solutions, LLC	93-1023	\$ 28,393.00	\$ 28,393.00		\$ 7,970.75	\$ 2,461.66	POC; LSA	\$ 10,432.41	\$ 17,960.59		\$ -	Pro-rata share of pre-rollover distributions from loans transferred in January 2018	3.83%	\$5,588.23
QUEST IRA INC. FBO REBECA E. SAVORY-ROMERO IRA ACCOUNT #1552	Inspira Financial Trust FBO Rebeca E. Savory-Romero IRA Acct. 15528-11	93-804	\$ 16,521.00	\$ 16,399.64		\$ 1,716.67	\$ 603.92	LSA; Other	\$ 2,320.59	\$ 14,079.05		\$ -	The Receiver recommends disallowing \$121.36 pro-rata accrued interest added to principal balance of loan. Pro-rata share of pre-rollover distributions on loan secured by 4611 S Drexel.	3.00%	\$4,380.53
Robert Potter	Robert Potter	93-1389	\$ 34,716.00	\$ 34,716.00			\$ 2,038.60	LSA	\$ 2,038.60	\$ 32,677.40		\$ -		6.97%	\$10,167.20
Steven and Linda Lipschultz	Steven Lipschultz	93-1442	\$ 177,000.00	\$ 177,000.00			\$ 70,096.92	POC	\$ 70,096.92	\$ 106,903.08		\$ -		22.79%	\$33,261.66
Steven K. Chennappan IRA # 17293-31	Quest IRA Inc. FBO, Steven Chennappan, IRA # 17293-31	93-206	\$ 50,000.00	\$ -	\$ 50,000.00		\$ 14,750.00	POC; LSA	\$ 14,750.00	\$ -		\$ 35,250.00	Claimant agreed to rollover this loan to SSDF4 in October 2017 (Claim 904-206)	0.00%	\$0.00
The Bonita R. Skurski & Steven E Skurski Trust	The Bonita R. Skurski & Steven E Skurski Trust	93-2093	\$ 80,000.00	\$ 80,000.00			\$ 26,400.00	POC	\$ 26,400.00	\$ 53,600.00		\$ -		11.43%	\$16,677.02
The Jacqueline C Rowe Living Trust	Jacqueline C. Rowe	93-139	\$ 50,000.00	\$ -	\$ 50,000.00		\$ 17,786.11	LSA; Other	\$ 17,786.11	\$ -		\$ 32,213.89	Claimant agreed to rollover this loan to SSDF1 in September 2017	0.00%	\$0.00
William and Janice J. Halbur	William and Janice J. Halbur	93-2025	\$ 8,763.00	\$ 8,763.00		\$ 3,752.64	\$ 474.65	POC	\$ 4,227.29	\$ 4,535.71		\$ -	Pro-rata share of pre-rollover distributions on loan secured by 6558 S Vernon	0.97%	\$1,411.23
			\$ 1,030,676.00	\$ 709,925.37	\$ 202,800.00				\$ 469,056.11		\$ 129,202.76			100.00%	\$145,941.41

Property Address	Property #	Account balance as of 3/10/2025	Approved Fees Held Back (Fee Apps 1-26)	Estimated Fees after 12/31/2024	Pro-Rata Distribution to Bank	Amount Available for Distribution
7957-59 S Marquette Road	93	\$210,824.69	\$7,775.32	\$ 5,474.36	\$51,633.60	\$145,941.41

Ex.15 - 816-20 E Marquette Road (Property 94)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
Betty Mize	iPlanGroup Agent for Custodian FBO Betty Beal Mize IRA Acct.	94-615	\$ 38,000.00	\$ 38,000.00			\$ 7,493.44	LSA	\$ 7,493.44	\$ 30,506.56		\$ -		3.88%	\$22,534.08
Ed A Bancroft	Ed Bancroft	94-2008	\$ 6,000.00	\$ 6,000.00			\$ 1,241.17	LSA	\$ 1,241.17	\$ 4,758.83		\$ -		0.61%	\$3,515.17
Frank and Laura Sohm	Frank and Laura Sohm	94-906	\$ 50,000.00	\$ -	\$ 50,000.00		\$ 4,377.80	POC; LSA	\$ 4,377.80	\$ -		\$ 45,622.20	Claimant agreed to rollover this loan to S5DF1 in June 2017 (Claim 63-906)	0.00%	\$0.00
Grathia Corp	Grathia Corporation	94-1445	\$ 35,000.00	\$ 35,000.00			\$ 7,907.08	LSA	\$ 7,907.08	\$ 27,092.92		\$ -		3.45%	\$20,012.55
Harendra Pal	Harendra Pal	94-1123	\$ 100,000.00	\$ 100,000.00			\$ 24,044.39	LSA	\$ 24,044.39	\$ 75,955.61		\$ -		9.66%	\$56,105.62
Hillside Fund, LLC - Janet F. Turco, Owner/Managing Member	Hillside Fund, LLC - Janet F. Turco, Owner/Managing Member	94-101	\$ 65,000.00	\$ 65,000.00			\$ 16,778.97	POC; LSA	\$ 16,778.97	\$ 48,221.03		\$ -		6.13%	\$35,619.11
Huiyi Yang and Hui Wang	Huiyi Yang and Hui Wang	94-122	\$ 13,847.00	\$ 13,745.74		\$ 1,979.08	\$ 1,680.12	LSA	\$ 3,659.20	\$ 10,086.54		\$ -	Pro-rata share of pre-rollover distributions on loan secured by 4611 S Drexel	1.28%	\$7,450.56
iPlanGroup Agent for Custodian FBO Mark Young	iPlanGroup Agent for Custodian FBO Mark Young 3340224	94-1446	\$ 50,000.00	\$ 50,000.00			\$ 10,977.83	LSA	\$ 10,977.83	\$ 39,022.17		\$ -		4.96%	\$28,824.25
John R Taxeras	Flying Hound Holdings, LLC	94-994	\$ 50,000.00	\$ 50,000.00			\$ 12,222.28	POC; LSA	\$ 12,222.28	\$ 37,777.72		\$ -		4.81%	\$27,905.02
LA DONNA WRIGHT ACKLEN	LaDonna Acklen	94-244	\$ 40,000.00	\$ 40,000.00			\$ 8,341.06	POC; LSA	\$ 8,341.06	\$ 31,658.94		\$ -		4.03%	\$23,385.30
Pat DeSantis	Pat Desantis	94-397	\$ 100,000.00	\$ 100,000.00			\$ 25,144.39	LSA	\$ 25,144.39	\$ 74,855.61		\$ -		9.52%	\$55,293.09
Paul N. Wilmesmeier	Paul N. Wilmesmeier.	94-300	\$ 25,185.00	\$ 25,000.00		\$ 3,300.30	\$ 3,492.32	LSA	\$ 6,792.62	\$ 18,207.38		\$ -	The Receiver recommends disallowing \$185 accrued interest added to principal amount of loan. Pre-rollover distributions on loan secured by 4611 S Drexel.	2.32%	\$13,449.12
Paula Tucker	Paula Tucker	94-1427	\$ 10,968.00	\$ 10,876.10		\$ 940.24	\$ 1,520.90	POC; LSA	\$ 2,461.14	\$ 8,414.96		\$ -	The Receiver recommends disallowing \$91.90 accrued interest added to principal amount of loan. Pro-rata share of pre-rollover distributions on loan secured by 4611 S Drexel.	1.07%	\$6,215.82
Petra Zoeller	Petra Zoeller	94-594	\$ 30,000.00	\$ 30,000.00			\$ 6,822.50	POC; LSA	\$ 6,822.50	\$ 23,177.50		\$ -		2.95%	\$17,120.37
Ricardo Acevedo Lopez	Madison Trust Company FBO Ricardo Acevedo Lopez M1610079	94-1267	\$ 35,000.00	\$ 35,000.00			\$ 7,466.67	POC; LSA	\$ 7,466.67	\$ 27,533.33		\$ -		3.50%	\$20,337.86
Shengjie Li and Yuye Xu	Shengjie Li and Yuye Xu	94-1340	\$ 25,000.00	\$ 25,000.00			\$ 6,090.22	POC; LSA	\$ 6,090.22	\$ 18,909.78		\$ -		2.41%	\$13,967.96
Terri S. Tracy	Inspira Financial Trust, LLC FBO Terri S. Tracy IRA 24921-11	94-272	\$ 50,000.00	\$ 50,000.00			\$ 10,737.00	POC; LSA	\$ 10,737.00	\$ 39,263.00		\$ -		4.99%	\$29,002.14
William H. Akins, Jr.	CAMA SDIRA, LLC FBO Bill Akins IRA T151110-01	94-2003	\$ 250,000.00	\$ 250,000.00			\$ 59,666.61	LSA	\$ 59,666.61	\$ 190,333.39		\$ -		24.21%	\$140,592.29
William Needham	iPlanGroup Agent for Custodian FBO William Needham IRA acct 3300944	94-80	\$ 6,000.00	\$ 6,000.00			\$ 1,371.67	POC; LSA	\$ 1,371.67	\$ 4,628.33		\$ -		0.59%	\$3,418.78
Wisemove Properties LLC, (Anthony and Linda Reid, members)	Wisemove Properties, LLC	94-168	\$ 100,000.00	\$ 100,000.00			\$ 24,227.72	LSA	\$ 24,227.72	\$ 75,772.28		\$ -		9.64%	\$55,970.20
			\$ 1,080,000.00	\$ 1,029,621.84	\$ 50,000.00				\$ 786,175.88		\$ 45,622.20			100.00%	\$580,719.29

Property Address	Property #	Account balance as of 3/10/2025	Approved Fees Held Back (Fee Apps 1-26)	Estimated Fees after 12/31/2024	Distribution to Bank	Amount Available for Distribution
816-22 E Marquette Road	94	\$875,274.89	\$6,986.42	\$ 5,213.68	\$282,355.50	\$580,719.29

Ex. 16 - 8201 S Kingston Avenue (Property 95)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
Amit Hammer	Amit Hammer	95-225	\$ 50,000.00	\$ 50,000.00			\$ 17,044.67	LSA	\$ 17,044.67	\$ 32,955.33		\$ -		5.91%	\$11,326.44
Arvind Kinjarapu	Madison Trust Company Custodian FBO Arvind Kinjarapu IRA #M1608088	95-1161	\$ 100,000.00	\$ 100,000.00			\$ 32,434.29	POC	\$ 32,434.29	\$ 67,565.71		\$ -		12.11%	\$23,221.71
Fraser Realty Investments, LLC	Fraser Realty Investments, LLC	95-1079	\$ 20,000.00	\$ 20,000.00			\$ 6,225.87	POC; LSA	\$ 6,225.87	\$ 13,774.13		\$ -		2.47%	\$4,734.04
Harendra Pal	Harendra Pal	95-1127	\$ 100,000.00	\$ 100,000.00			\$ 31,629.33	LSA	\$ 31,629.33	\$ 68,370.67		\$ -		12.25%	\$23,498.37
iPlanGroup Agent for Custodian FBO Mark Young	iPlanGroup Agent for Custodian FBO Mark Young 3340224	95-1446	\$ 60,000.00	\$ 60,000.00			\$ 17,789.60	LSA	\$ 17,789.60	\$ 42,210.40		\$ -		7.57%	\$14,507.33
Madison Trust Company Custodian FBO Stuart Edelman	FMTC FBO Stuart Edelman #168890553	95-103	\$ 50,000.00	\$ 50,000.00			\$ 16,064.67	LSA	\$ 16,064.67	\$ 33,935.33		\$ -		6.08%	\$11,663.26
Mark Young	Mark Young	95-1154	\$ 50,000.00	\$ 50,000.00			\$ 15,564.67	LSA	\$ 15,564.67	\$ 34,435.33		\$ -		6.17%	\$11,835.11
Matthew Page Hutchings	Matthew Page Hutchings	95-2030	\$ 150,000.00	\$ 150,000.00			\$ 46,694.00	LSA	\$ 46,694.00	\$ 103,306.00		\$ -		18.52%	\$35,505.32
May M. Akamine for Aurora Investments, LLC (assets formerly)	Aurora Investments LLC	95-1412	\$ 25,000.00	\$ 25,000.00			\$ 7,907.33	LSA	\$ 7,907.33	\$ 17,092.67		\$ -		3.06%	\$5,874.59
SeaDog Properties LLC / Darrell Odum	Seadog Properties, LLC	95-381	\$ 60,000.00	\$ 60,000.00			\$ 18,677.60	LSA	\$ 18,677.60	\$ 41,322.40		\$ -		7.41%	\$14,202.13
Shelton Gandy	iPlanGroup Agent for Custodian FBO Shelton Gandy IRA	95-630	\$ 50,000.00	\$ 50,000.00			\$ 14,824.67	LSA	\$ 14,824.67	\$ 35,175.33		\$ -		6.30%	\$12,089.44
Stuart Edelman	Stuart Edelman	95-1201	\$ 75,000.00	\$ 75,000.00			\$ 24,097.00	LSA	\$ 24,097.00	\$ 50,903.00		\$ -		9.12%	\$17,494.89
Umbrella Investment Partners	Umbrella Investment Partners	95-1167	\$ 5,000.00	\$ 4,214.94			\$ 1,675.00	POC	\$ 1,675.00	\$ 2,539.94		\$ -	The Receiver recommends disallowing \$785.06 pro rata share of accrued interest added to principal balance of loan when rolled over from 4019 S Indiana.	0.46%	\$872.95
Vladimir Matviishin - iPlanGroup Agent for Custodian FBO Vla	iPlanGroup Agent for Custodian FBO Vladimir Matviishin IRA 3300898	95-1294	\$ 20,000.00	\$ 20,000.00			\$ 5,629.87	POC	\$ 5,629.87	\$ 14,370.13		\$ -		2.58%	\$4,938.88
			<b>\$ 815,000.00</b>	<b>\$ 814,214.94</b>	<b>\$ -</b>				<b>\$ 557,956.37</b>	<b>\$ -</b>		<b>\$ -</b>		<b>100.00%</b>	<b>\$191,764.46</b>

Property Address	Property #	Account balance as of 3/10/2025	Approved Fees Held Back (Fee Apps 1-26)	Estimated Fees after 12/31/2024	Pro-Rata Distribution to Bank	Amount Available for Distribution
8201 S Kingston Avenue	95	\$271,163.12	\$7,903.42	\$ 3,649.57	\$67,845.65	\$191,764.48

Ex. 17 - 8326-32 S Ellis Avenue (Property 96)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
Agee Family Trust c/o Scott R. Agee	Agee Family Trust c/o Scott R. Agee	96-2001	\$ 50,000.00	\$ 50,000.00			\$ 10,847.27	POC; LSA	\$ 10,847.27	\$ 39,152.73		\$ -		1.32%	\$12,929.34
Annie Chang	Annie Chang	96-475	\$ 6,620.00	\$ 6,620.00			\$ 1,474.84	POC; LSA	\$ 1,474.84	\$ 5,145.16		\$ -		0.17%	\$1,699.08
Arvind Kinjarapu	Madison Trust Company Custodian FBO Arvind Kinjarapu IRA #M16080888	96-1161	\$ 10,500.00	\$ 10,500.00			\$ 2,100.00	POC	\$ 2,100.00	\$ 8,400.00		\$ -		0.28%	\$2,773.92
Asbury R. Lockett	Asbury R. Lockett	96-210	\$ 100,000.00	\$ -	\$ 100,000.00		\$ 7,044.43	POC; LSA	\$ 7,044.43	\$ -		\$ 92,955.57	Claimant agreed to rollover this loan to SSDF1 on 7/31/2017 (claim 63-210)	0.00%	\$0.00
Bernadette Chen Eleven St. Felix Street Realty Corp.	Eleven St. Felix Street Realty Corp	96-2012	\$ 50,000.00	\$ 100,000.00			\$ 21,477.73	LSA; Other	\$ 21,477.73	\$ 78,522.27		\$ -	\$50,000 loan that was initially to be secured by 5450 S Indiana was combined with separate \$50,000 loan to be secured by 8326 S Ellis for total loan amount secured by 8326 S Ellis of \$100,000.	2.64%	\$25,930.28
BLUE MOUNTAIN VENTURES PSP 401K, GEORGE SAMUEL	Blue Mountain Ventures (S/D IRA)	96-491	\$ 65,745.00	\$ 65,745.00			\$ 12,436.76	LSA	\$ 12,436.76	\$ 53,308.24		\$ -		1.79%	\$17,603.89
Bluebridge Partners Limited	The BE Company Ltd. f/k/a Bluebridge Partners Ltd	96-727	\$ 73,971.00	\$ 73,409.18		\$ 9,571.78	\$ 9,295.73	LSA	\$ 18,867.51	\$ 54,541.67		\$ -	The Receiver recommends disallowing \$561.82 accrued interest added to principal amount of loan. Pro-rata share of pre-rollover distributions on loan secured by 4611 S Drexel.	1.84%	\$18,011.20
Brad and Linda Lutz	Brad & Linda Lutz	96-962	\$ 5,000.00	\$ 5,000.00			\$ 3,890.21	POC; LSA	\$ 3,890.21	\$ 1,109.79		\$ -		0.04%	\$366.48
Charles Michael Edward Fowler	iPlanGroup Agent for Custodian FBO C Michael E Fowler IRA 3301065	96-69	\$ 63,007.00	\$ 63,007.00			\$ 12,366.82	POC; LSA	\$ 12,366.82	\$ 50,640.18		\$ -		1.70%	\$16,722.82
City of Chicago	City of Chicago	96-693	\$ 3,063.68	\$ -	\$ 2,215.90		\$ -		\$ -	\$ -		\$ 2,215.90	One of the three judgments comprising this claim was paid in full on 1/9/22; the remaining two should be treated as unsecured because no lien of record.	0.00%	\$0.00
Danielle DeVarne	Danielle DeVarne	96-679	\$ 50,000.00	\$ 50,000.00			\$ 10,897.27	LSA	\$ 10,897.27	\$ 39,102.73		\$ -		1.32%	\$12,912.83
DAVID G & LEANNE D RUESCH	David and Leanne Ruesch	96-384	\$ 50,000.00	\$ 50,000.00			\$ 10,797.27	LSA	\$ 10,797.27	\$ 39,202.73		\$ -		1.32%	\$12,945.85
David Marcus	David Marcus	96-801	\$ 120,000.00	\$ 120,000.00			\$ 26,053.33	LSA	\$ 26,053.33	\$ 93,946.67		\$ -		3.16%	\$31,023.85
Dee Ann Nason	Dee Ann Nason	96-453	\$ 50,000.00	\$ 50,000.00			\$ 10,572.27	LSA	\$ 10,572.27	\$ 39,427.73		\$ -		1.33%	\$13,020.15
Denny Kon	Kon Family Trust dated April 26, 2002; Denny Kon	96-112	\$ 50,000.00	\$ 50,000.00			\$ 11,131.00	POC; LSA	\$ 11,131.00	\$ 38,869.00		\$ -		1.31%	\$12,835.64
Francisco Fernandez	Francisco Fernandez	96-1450	\$ 45,000.00	\$ 45,000.00			\$ 5,680.00	LSA	\$ 5,680.00	\$ 39,320.00		\$ -		1.32%	\$12,984.58
Frank Starosciak	CAMA SDIRA LLC FBO Frank Starosciak IRA Acct No.R151230-01	96-1239	\$ 5,000.00	\$ 5,000.00			\$ 482.11	POC; LSA	\$ 482.11	\$ 4,517.89		\$ -		0.15%	\$1,491.94
Fredric R. Gottlieb	Fredric R. Gottlieb, MD, PA Money Purchase Pension Plan	96-1177	\$ 75,000.00	\$ 75,000.00			\$ 16,195.83	LSA	\$ 16,195.83	\$ 58,804.17		\$ -		1.98%	\$19,418.80
Fredric R. Gottlieb	Fredric R. Gottlieb, Revocable Trust, DTD 7/31/08	96-1212	\$ 184,259.00	\$ 184,259.00			\$ 31,177.78	LSA	\$ 31,177.78	\$ 153,081.22		\$ -		5.15%	\$50,551.76
Freyja Partners, a California Limited Partnership	Freyja Partners, a California Limited Partnership	96-1141	\$ 50,000.00	\$ 50,000.00			\$ 10,830.60	LSA	\$ 10,830.60	\$ 39,169.40		\$ -		1.32%	\$12,934.85
Ganpat and FEREEEDA Seunath	iPlanGroup Agent for Custodian FBO Ganpat Seunath Traditional IRA	96-77	\$ 51,585.00	\$ 30,000.00			\$ 5,719.60	POC	\$ 5,719.60	\$ 24,280.40		\$ -	The records indicate that the amount of loan was \$30,000.	0.82%	\$8,018.08
George S Black	Madison Trust Company Custodian FBO George Black M1612041	96-572	\$ 68,000.00	\$ 68,000.00			\$ 14,683.27	LSA	\$ 14,683.27	\$ 53,316.73		\$ -		1.79%	\$17,606.69
Girl Cat Capital West LLC, Valentina Salge, President	Girl Cat Capital West LLC	96-350	\$ 100,000.00	\$ 100,000.00			\$ 21,544.39	POC; LSA	\$ 21,544.39	\$ 78,455.61		\$ -		2.64%	\$25,908.26
Harendra Pal	Harendra Pal	96-1124	\$ 41,068.00	\$ 41,068.00			\$ 8,656.17	LSA	\$ 8,656.17	\$ 32,411.83		\$ -		1.09%	\$10,703.30
Harvey Singer	Harvey Singer	96-2054	\$ 65,000.00	\$ 65,000.00			\$ 14,198.94	LSA	\$ 14,198.94	\$ 50,801.06		\$ -		1.71%	\$16,775.95
Henry C. Scheuller c/o Henry Samuel Scheuller (Personal Rep. of the Estate)	Henry Coleman Scheuller Estate	96-868	\$ 40,000.00	\$ 40,000.00			\$ 8,677.73	LSA	\$ 8,677.73	\$ 31,322.27		\$ -		1.05%	\$10,343.50
Hoang Small Trust c/o Dalano Hoang	Rebecca Small, MD and Dalano Hoang	96-161	\$ 50,000.00	\$ 50,000.00			\$ 10,897.47	LSA	\$ 10,897.47	\$ 39,102.53		\$ -		1.32%	\$12,912.76
iPlan Group Agent for Custodian FBO Marvette Cofield IRA 332	iPlanGroup Agent for Custodian FBO Marvette Cofield IRA 3321057	96-1441	\$ 10,000.00	\$ 10,000.00			\$ 2,012.73	LSA	\$ 2,012.73	\$ 7,987.27		\$ -		0.27%	\$2,637.62
iPlan Group Agent for Custodian James B Ploeger IRA	iPlanGroup Agent for Custodian FBO James B. Ploeger IRA	96-520	\$ 17,000.00	\$ 17,000.00			\$ 3,557.77	LSA	\$ 3,557.77	\$ 13,442.23		\$ -		0.45%	\$4,439.01
iPlanGroup Agency for Custodian FBO Charles Powell IRA	iPlanGroup Agent for Custodian FBO Charles Powell IRA	96-413	\$ 25,029.00	\$ 25,029.00			\$ 2,096.89	LSA	\$ 2,096.89	\$ 22,932.11		\$ -		0.77%	\$7,572.83
iPlanGroup Agent for Custodian FBO Mark Young	iPlanGroup Agent for Custodian FBO Mark Young Acct No. 3340224	96-1446	\$ 45,000.00	\$ 45,000.00			\$ 9,215.00	LSA	\$ 9,215.00	\$ 35,785.00		\$ -		1.20%	\$11,817.22
iPlanGroup Agent for Custodian FBO Michael Dirnberger ROTH I	iPlanGroup Agent for Custodian FBO Michael Dirnberger ROTH IRA	96-445	\$ 5,000.00	\$ 5,000.00			\$ 969.77	LSA	\$ 969.77	\$ 4,030.23		\$ -		0.14%	\$1,330.90
iPlanGroup Agent for Custodian FBO Swetha Voddidi IRA	iPlanGroup Agent for Custodian FBO Swetha Voddidi IRA	96-1013	\$ 14,000.00	\$ 14,000.00			\$ 2,525.83	LSA	\$ 2,525.83	\$ 11,474.17		\$ -		0.39%	\$3,789.10
IRA Services Trust Custodian FBO Ronald Stephen Klein	IRA Services Trust Custodian FBO Ronald Stephen Klein IRA	96-301	\$ 50,000.00	\$ 50,000.00			\$ 10,897.27	LSA	\$ 10,897.27	\$ 39,102.73		\$ -		1.32%	\$12,912.83
Jason Ragan - TSA	Jason Ragan	96-796	\$ 276,490.00	\$ 276,490.00			\$ 45,467.20	LSA	\$ 45,467.20	\$ 231,022.80		\$ -		7.77%	\$76,290.27

Ex. 17 - 8326-32 S Ellis Avenue (Property 96)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
Jason Ragan - TSA	NBFAR Investment LLC	96-797	\$ 26,029.00	\$ 26,029.00		\$ 3,402.31	\$ 3,817.55	POC, LSA	\$ 7,219.86	\$ 18,809.14			Transaction to roll loan to SSDF8 and Mezzanine equity funds was subsequently voided. Pre-rollover distributions on loan secured by 4611 Drexel.	0.63%	\$6,211.31
John E. Wysocki	John E. Wysocki	96-740	\$ 10,000.00	\$ 10,000.00			\$ 1,930.84	LSA	\$ 1,930.84	\$ 8,069.16				0.27%	\$2,664.67
Joseph P. McCarthy	Joseph P. McCarthy	96-1367	\$ 15,000.00	\$ 15,000.00			\$ 3,171.67	LSA	\$ 3,171.67	\$ 11,828.33				0.40%	\$3,906.05
Keith Randall	Keith Randall	96-1086	\$ 100,000.00	\$ -	\$ 100,000.00		\$ 6,811.09	LSA	\$ 6,811.09	\$ -	\$ 93,188.91		Claimant agreed to rollover this loan to SSDF1 Equity Fund in June 2017 (claim 63-1086)	0.00%	\$0.00
Kevin Randall	Kevin Randall	96-811	\$ 70,000.00	\$ -	\$ 70,000.00		\$ 11,301.07	LSA	\$ 11,301.07	\$ -	\$ 58,698.93		Claimant agreed to rollover this loan to SSDF4 in December 2017	0.00%	\$0.00
KKW Investments, LLC	KKW Investments, LLC	96-336	\$ 7,306.00	\$ 7,306.00			\$ 1,390.74	POC, LSA	\$ 1,390.74	\$ 5,915.26				0.20%	\$1,953.39
Leonard A Grosso	Leonard A Grosso	96-2024	\$ 50,000.00	\$ 50,000.00			\$ 10,897.27	POC, LSA	\$ 10,897.27	\$ 39,102.73				1.32%	\$12,912.83
LISA MARIE KENNEDY / BRANDELLA CONSULTING, LLC	The Bellandi Group, LLC	96-586	\$ 50,000.00	\$ 50,000.00			\$ 10,580.60	LSA	\$ 10,580.60	\$ 39,419.40				1.33%	\$13,017.40
Madison Trust Co, Custodian FBO Sonia Silver IRA #M1612049	Madison Trust Company Custodian FBO Sonia M Silver IRA M1612049x	96-963	\$ 50,000.00	\$ 50,000.00			\$ 10,647.27	LSA	\$ 10,647.27	\$ 39,352.73				1.32%	\$12,995.39
Madison Trust Company FBO Judy Newton IRA	Madison Trust Company FBO Judy Newton IRA M1612068	96-533	\$ 50,000.00	\$ 50,000.00			\$ 10,613.94	LSA	\$ 10,613.94	\$ 39,386.06				1.33%	\$13,006.39
May M. Akamine for Aurora Investments, LLC (assets formerly MayREI LLC)	Aurora Investments, LLC	96-1412	\$ 50,000.00	\$ 50,000.00			\$ 10,980.65	LSA	\$ 10,980.65	\$ 39,019.35				1.31%	\$12,885.29
Melanie T. or Gary M. Gonzales	Melanie T. or Gary M. Gonzales	96-207	\$ 100,000.00	\$ 100,000.00		\$ 13,266.69	\$ 14,875.02	POC	\$ 28,141.71	\$ 71,858.29			Pre-rollover distributions on loan secured by 4611 S Drexel	2.42%	\$23,729.64
Michael Burns	Michael Burns	96-1219	\$ 50,000.00	\$ 50,000.00			\$ 10,897.27	LSA	\$ 10,897.27	\$ 39,102.73				1.32%	\$12,912.83
Michael F Grant & L. Gretchen Grant	Michael F. Grant & L. Gretchen Grant Revocable Trust dated March 16th 2012	96-393	\$ 35,000.00	\$ 35,000.00			\$ 7,645.61	LSA	\$ 7,645.61	\$ 27,354.39				0.92%	\$9,033.19
Michael Prokop	Michael Prokop	96-787	\$ 50,000.00	\$ 50,000.00		\$ 5,433.35	\$ 14,616.67	LSA	\$ 20,050.02	\$ 29,949.98			Pre-rollover distributions on loan secured by 6554 S Vernon	1.01%	\$9,890.33
Nathan Hennefer	Madison Trust Company Custodian FBO Nathan Hennefer M1612122	96-754	\$ 44,000.00	\$ 44,000.00			\$ 7,605.94	POC, LSA	\$ 7,605.94	\$ 36,394.06				1.22%	\$12,018.35
Nicholas C Jenks and Joyce R Jenks JTWROS	Nicholas C Jenks and Joyce R Jenks JTWROS	96-2032	\$ 25,000.00	\$ 25,000.00			\$ 5,444.39	LSA	\$ 5,444.39	\$ 19,555.61				0.66%	\$6,457.82
Optima Property Solutions, LLC	Optima Property Solutions, LLC	96-1023	\$ 50,000.00	\$ 50,000.00			\$ 10,102.82	LSA	\$ 10,102.82	\$ 39,897.18				1.34%	\$13,175.18
Pat DeSantis	Pat Desantis	96-397	\$ 250,000.00	\$ 250,000.00			\$ 56,819.39	LSA	\$ 56,819.39	\$ 193,180.61				6.50%	\$63,793.71
Paul Harrison	Paul Harrison	96-2026	\$ 25,000.00	\$ 25,000.00			\$ 2,999.97	Other	\$ 2,999.97	\$ 22,000.03				0.74%	\$7,265.03
Paul N. Wilmesmeier	Paul N. Wilmesmeier	96-300	\$ 50,000.00	\$ 50,000.00			\$ 11,088.94	POC, LSA	\$ 11,088.94	\$ 38,911.06				1.31%	\$12,849.53
Paul S. Applefield - Applefield Family Trust	Applefield Family Trust July 25, 1997 Paul & Robin Applefield	96-2005	\$ 105,000.00	\$ 105,000.00			\$ 22,866.67	LSA	\$ 22,866.67	\$ 82,133.33				2.76%	\$27,122.75
Pensco Trust Company Custodian FBO Kathleen A Robinson	Pensco Trust Company Custodian FBO Kathleen A Robinson ROTH IRA acct no. 080000001320	96-1435	\$ 12,500.00	\$ 12,500.00			\$ 2,530.38	POC, LSA	\$ 2,530.38	\$ 9,969.62				0.34%	\$3,292.25
Peter (Pierre) Henri Gelinias	Peter Gelinias	96-1385	\$ 12,847.86	\$ 12,847.86			\$ 2,532.24	POC, LSA	\$ 2,532.24	\$ 10,315.62				0.35%	\$3,406.51
Phillip Silver Trust dated 12/11/08	Phillip Silver Trust Dated 2/11/2008	96-94	\$ 50,000.00	\$ 50,000.00			\$ 11,038.94	POC, LSA	\$ 11,038.94	\$ 38,961.06				1.31%	\$12,866.05
Raymond Thompson Investment Trust LLC	Raymond Thompson Investment Trust LLC	96-251	\$ 50,000.00	\$ 50,000.00			\$ 10,688.94	LSA	\$ 10,688.94	\$ 39,311.06				1.32%	\$12,981.63
Roth IRA CAMAPlan f. b. o. Judith D. Ferrara	CAMA SDIRA LLC FBO Judith D. Ferrara Roth IRA	96-2021	\$ 25,000.00	\$ 25,000.00			\$ 5,461.00	POC, LSA	\$ 5,461.00	\$ 19,539.00				0.66%	\$6,452.33
Scott Eaton	Madison Trust Company Custodian FBO Scott Eaton ROTH IRA M1612061	96-1470	\$ 60,000.00	\$ 60,000.00			\$ 12,898.67	LSA	\$ 12,898.67	\$ 47,101.33				1.59%	\$15,554.19
Sidney Haggins	Vantage FBO Sidney W Haggins IRA Acct. 0030510	96-1434	\$ 20,000.00	\$ 20,000.00			\$ 4,315.61	LSA	\$ 4,315.61	\$ 15,684.39				0.53%	\$5,179.43
Simon Usuga	Simon Usuga	96-681	\$ 50,000.00	\$ 50,000.00			\$ 11,097.27	LSA	\$ 11,097.27	\$ 38,902.73				1.31%	\$12,846.78
Steven R. Bald	Steven Bald	96-399	\$ 60,000.00	\$ 60,000.00			\$ 13,036.67	POC, LSA	\$ 13,036.67	\$ 46,963.33				1.58%	\$15,508.62
Strategic Wealth Ventures, LLC, Brian Kothman Member	Strategic Wealth Ventures, LLC	96-595	\$ 11,585.00	\$ 11,585.00			\$ 2,415.81	LSA	\$ 2,415.81	\$ 9,169.19				0.31%	\$3,027.93
Susan Kalisiak	Susan Kalisiak	96-1438	\$ 40,000.00	\$ 40,000.00			\$ 8,437.73	LSA	\$ 8,437.73	\$ 31,562.27				1.06%	\$10,422.76
The Moore/Ferrer Family 2004 Trust	The Moore/Ferrer Family 2004 Trust	96-107	\$ 100,000.00	\$ 100,000.00			\$ 20,161.06	LSA	\$ 20,161.06	\$ 79,838.94				2.69%	\$26,365.08
TruStar Real Estate Solutions, LLC	TruStar Real Estate Solutions, LLC	96-337	\$ 25,000.00	\$ 25,000.00			\$ 5,415.23	LSA	\$ 5,415.23	\$ 19,584.77				0.66%	\$6,467.45
Umbrella Investment Partners	Umbrella Investment Partners	96-1167	\$ 12,500.00	\$ 12,500.00			\$ 2,791.72	POC	\$ 2,791.72	\$ 9,708.28				0.33%	\$3,205.95
Victor Shaw	Shaw Family Trust, a revocable trust	96-1040	\$ 50,000.00	\$ 50,000.00			\$ 10,905.60	LSA	\$ 10,905.60	\$ 39,094.40				1.32%	\$12,910.08
Viren R Patel	Viren R Patel	96-507	\$ 50,000.00	\$ 50,000.00			\$ 12,197.28	POC, LSA	\$ 12,197.28	\$ 37,802.72				1.27%	\$12,483.53
Virginia S Oton	Fidelity Investments Custodian FBO Virginia S. Oton	96-105	\$ 9,710.00	\$ 9,710.00			\$ 1,721.12	LSA	\$ 1,721.12	\$ 7,988.88				0.27%	\$2,638.15
Vladimir Matviishin, dba Network Expert	Vladimir Matviishin, dba Network Expert	96-1387	\$ 50,000.00	\$ 50,000.00			\$ 10,980.60	LSA	\$ 10,980.60	\$ 39,019.40				1.31%	\$12,885.31
Wiegert Tierie	Wiegert Tierie	96-74	\$ 100,000.00	\$ 100,000.00			\$ 21,844.39	POC, LSA	\$ 21,844.39	\$ 78,155.61				2.63%	\$25,809.20



Ex. 17 - 8326-32 S Ellis Avenue (Property 96)  
Proposed Final Distribution Plan - Individual Investors

Claimant Name	Lender Name	Claim Number	Amount Claimed (Invested in Property)	Secured Claim Remaining	Unsecured Claim (This Investment)	Pre-Rollover or UPN Distributions	Distributions Received on Property	Source of Distribution	Total Distributions Received	Max Potential Dist. (Proceeds of Sales)	Distributions Received on Unsecured Claim	Max Potential Dist. (Unencumbered)	Receiver's Recommendation Notes	Percentage of Total Max Potential Distributions	Final Proposed Distribution Amount
William and Janice J. Halbur	William and Janice J. Halbur	96-2025	\$ 20,000.00	\$ -				POC; Other	\$ -	\$ -		\$ -	Claimant agreed to rollover this loan to 7600 Kingston (Claim 89-2025) and 7953 Marquette (Claim 93-2025)	0.00%	\$0.00
			\$ 4,036,815.54	\$ 3,771,605.04	\$ 272,215.90				\$2,971,640.58	\$ 247,059.31			100.00%	\$981,319.89	

Calculation of Funds Available for Distribution						
Property Address	Property #	Account balance as of 3/10/2025	Approved Fees Held Back (Fee Apps 1-26)	Estimated Fees after 12/31/2024	Pro-Rata Distribution to Bank	Amount Available for Distribution
8326-32 S Ellis Avenue	96	\$1,365,162.18	\$16,842.53	\$ 19,811.97	\$347,187.78	\$981,319.90