



SPRING VIEW INVESTMENTS

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Fulfilling the Dream of Flexible Home Living in America's Communities

CASE STUDY #1

Matteson, Illinois

SpringView Investments II acquires, renovates, leases, and operates affordable single-family homes in stable and safe communities that many Americans can afford. The case study below is for one of the more than 100 properties in the portfolio.

Fund Snapshot



FUND OBJECTIVE

SpringView Investments II seeks attractive current yield and maximized risk-adjusted income.



TARGETED YIELD

We seek to produce an annual yield of 6.00%, plus price appreciation. Income paid monthly.



WHY SPRINGVIEW

A diversified portfolio of single family homes can provide superior opportunities for income investors.

About the Property – Lindenwood, 60443

The property, built in 1983, is a three bedroom, two bath, tri-level home with updated kitchen, new flooring, private backyard, and two car attached garage. The neighborhood is blocks away from the Oakwood Park. Rehab expenses were primarily for plumbing, kitchen appliances, HVAC, electricity, carpentry, carpeting, drywall, painting, siding, landscaping, and roof repair.

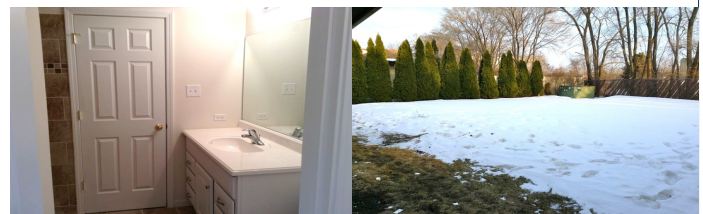
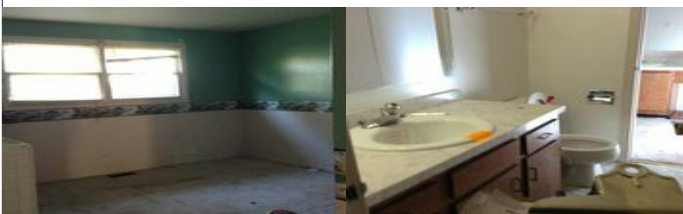
Close Date	Purchase Price	Annual Rent	Rehab Expenses	Annual Operating Expenses	Annual Cash Flow	Unleveraged Yield	Rent Cost Ratio
3/28/2014	\$137,000	\$19,500	\$46,970	\$6,962	\$12,538	9.12%	1.15%

About the Renovations

BEFORE



AFTER





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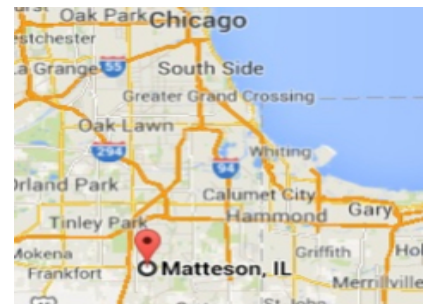
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About Matteson

Matteson, home to 18,692 residents, is named after a former Illinois governor who was in office at the time the village was settled during the mid-19th century. German immigrants were the first to arrive, and today's population still reflects its roots, but 82% of current residents are African American. 32% of workers are employed in education, health care, and social services. Nearly 93% have completed high school, with 31% completing a bachelor's or advanced degree. More than 9% are civilian military veterans. 41% of households include at least one person under age 18 – considerably higher than the Illinois average of 33%. The village has five public schools and three private schools. It's just 30 minutes from downtown Chicago, but within a 5-mile radius of the village are a golf course, forest preserves, a performing arts center and amphitheater.

Key Statistics	City	Compared with IL
Median Household Income	\$66,847	17% Higher
Median Household Value	\$183,200	3% Lower
Median Rental Price	\$1,173	33% Higher
Peak Construction Period	2000 - 2009	---
Homeownership Rate	95%	---



Livability Score			
Livability Score	78	✓	Low Crime Rates
		✓	High Income Per Capita
		✓	Stable Housing Market

Grades	
Amenities	A+
Crime	D+
Education	A
Employment	B

Source: Avreavibes; John Burns Real Estate Consulting

About the Fund

SpringView Investments II seeks to provide attractive current yield and maximized risk-adjusted returns.

About the Manager

Harold Willig is manager of SpringView Investment Management, LLC, which he founded in 2012. Mr. Willig was most recently Chief Financial Officer of HFZ Capital Group, a position he held since 2013, and owner of Willig Advisory Services since 2000. Previously, he was a consultant with The Lightstone Group from 2008 to 2011; Chief Financial Officer of The Athena Group from 2004 to 2008, and an Auditor in the Real Estate Practice of Ernst & Young from 1998 to 2003. He is a CPA, and earned a Bachelors of Science in degree in Accounting from Yeshiva University in New York City, New York.

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