

UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION

)	
UNITED STATES SECURITIES)	
AND EXCHANGE COMMISSION,)	
)	Civil Action No. 18-cv-5587
Plaintiff,)	
)	Hon. Manish S Shah
v.)	
)	Mag. Judge Young B. Kim
EQUITYBUILD, INC., et al.,)	
)	
Defendants.)	
)	

**NOTICE OF FILING PROPOSED ORDER APPROVING DISTRIBUTION OF
PROCEEDS FROM THE SALES OF GROUP 1 PROPERTIES**

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 provides Notice that pursuant to the Court's February 15, 2023 Order (Docket no. 1386), he hereby files a Proposed Order for disbursement of the proceeds from the Group 1 properties (3074 Cheltenham Ave. (Property 74), 7625-33 S East End Ave. (Property 75), 7635-43 S East End Ave. (Property 76), 7750 S Muskegon Ave. (Property 77), and 7201 S Constance Ave. (Property 78)), which is attached hereto as Exhibit A. A copy of the proposed order in MS Word format will be sent by electronic mail to Proposed Order Shah@ilnd.uscourts.gov

Dated: March 8, 2023

Kevin B. Duff, Receiver

By: /s/ Michael Rachlis

Michael Rachlis (mrachlis@rdaplawn.net)

Jodi Rosen Wine (jwine@rdaplawn.net)
Rachlis Duff & Peel LLC
542 South Dearborn Street, Suite 900
Chicago, IL 60605
Phone (312) 733-3950

CERTIFICATE OF SERVICE

I hereby certify that I provided service of the foregoing **Notice of Filing Proposed Order Approving Distribution of Proceeds From the Sales of Group 1 Properties**, via ECF filing, to all counsel of record on March 8, 2023.

I further certify that I caused true and correct copies of the foregoing to be served upon all known individuals or entities that submitted a proof of claim in this action (sent to the e-mail address each claimant provided on the claim form)..

/s/ Michael Rachlis

Michael Rachlis
Rachlis Duff & Peel, LLC
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Exhibit A

UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION

UNITED STATES SECURITIES AND
EXCHANGE COMMISSION,

Plaintiff,

v.

EQUITYBUILD, INC., EQUITYBUILD
FINANCE, LLC, JEROME H. COHEN, and
SHAUN D. COHEN,

Defendants.

Case No. 1:18-cv-5587

Hon. Manish S. Shah

**ORDER APPROVING DISTRIBUTION OF PROCEEDS FROM THE
SALES OF GROUP 1 PROPERTIES 74, 75, 76, 77, 78**

Pursuant to this Court’s Memorandum Opinion and Order (Dkt. 1386) determining the priority of claimants to liquidated funds from the sale of the five estate properties located at 3074 Cheltenham Ave. (Property 74), 7625-33 S East End Ave. (Property 75), 7635-43 S East End Ave. (Property 76), 7750 S Muskegon Ave. (Property 77), and 7201 S Constance Ave. (Property 78) (collectively, the “Group 1 Properties”), the Court hereby finds and ORDERS:

1. Properties 75, 76, and 77 were sold by the Receiver free and clear of all liens pursuant to the Court’s Order entered December 12, 2019 (Dkt. 602), and Properties 74 and 78 were sold by the Receiver free and clear of all liens pursuant to the Court’s order entered September 25, 2020 (Dkt. 802). Pursuant to these orders, the net proceeds of sale were deposited into separate interest-bearing accounts held by the Receiver for each property. Subsequently, monthly interest deposits and a deposit resulting from the post-sale reconciliation of the property manager’s accounts were made to each of these property accounts. Additionally, pursuant to the Court’s September 25, 2020 Restoration Order (Dkt. 796), additional funds were transferred to the account for 7625 S East End (#75) and out of the accounts for 7635 S East End (#76) and 7750 S

Muskegon (#77). Finally, pursuant to the Court's Order granting the Receiver's 17th Fee Application (Dkt. 1372), additional funds were transferred to the Receiver's account from each of the five accounts. The Receiver has reported and will continue to report all such additions and subtractions in his quarterly status reports (Dkt. 624, 698, 757, 839, 930, 985, 1017, 1077, 1164, 1243, 1280, 1328, 1379) The balance in the accounts held by the Receiver for each property as of February 28, 2023 are set forth in Exhibits 1 to 5 to this Order.

2. The Court approved a claims process as to which fair and adequate notice was provided to all potentially interested persons and all were provided a full and fair opportunity to submit claims and supporting information. (*E.g.*, Dkt. 941) The Court also determined that a summary process, addressing claims against groups of properties on a seriatim basis, was necessary, appropriate, and afforded due process to all claimants and interest persons for adjudication of allegedly competing secured claims as to those properties. (*E.g.*, Dkt. 941)

3. This Court initiated the summary process for the resolution of Group 1 claims in July 2021. (Dkt. 1006) That process included exchanges of written and oral discovery (fact and expert), the submission to the Court of position statements and responses in regards to issues of priority by the SEC (Dkt. 1146-47, 1216), by institutional-lender claimant BC57 LLC (Dkt. 1152-60, 1217), and by certain of the Group 1 individual investor-lender claimants (Dkt. 1140, 1144, 1149, 1151, 1168 (attaching 50 position statements submitted by claimants to Receiver), 1195, 1215), and recommendations from the Receiver in regards to distributions. (Dkt. 1201, 1345)

4. Adequate and fair notice has been provided to all interested and potentially interested parties (including lienholders in the chain of title), and these potentially interested parties, including all claimants asserting an interest in the five Group 1 Properties, have had a full and fair opportunity to participate in the claims process established by the Court for the resolution of disputed claims and determination of secured interests.

5. Adequate and fair notice of the Receiver's proposed fee allocations has been provided to all claimants. (Dkt. 1107, 1321) All claimants have had a full and fair opportunity to assert their interests and any objections to the allocations in the Receiver's first Fee Allocation Motion (Dkt. 1107) and to Magistrate Judge Kim's order granting the Receiver's first fee allocation motion and overruling objections thereto (Dkt. 1381).

6. Having determined the issue of priority, the Court is now in a position to approve distributions consistent with the orders previously approved and entered by the Court. (Dkt. 941)

7. The Court finds that defendants implemented a Ponzi scheme in which they commingled funds and used new funds from investor and institutional lenders to pay principal and excessive profits in the form of interest which was not tied directly and exclusively to income generated by the real estate assets associated with their loans and/or investments. As a result, in order to promote the orderly and efficient administration of the estate for the benefit of all claimants, the amount of pre-receivership distributions to the individual investors on the loans secured by the Group 1 properties will be netted against the initial amounts lent by that individual.

8. Exhibits 1-5 hereto set forth the total amounts of the distributions made to each of the Group 1 claimants in the form of interest, principal, or "other" distributions (such as bonus incentives extended to claimants). These distributions have been deducted from the claimant's secured claim to calculate the net difference between "money in" and "money out" for the individual claims against these five properties, and the resulting figures used to determine each secured claimants' pro-rata share of the liquidated amounts currently available for distribution to the claimants, which are provided. For claimants whose loan secured by an interest in Group 1 Properties was satisfied in full, no distribution from the liquidated proceeds held for these properties is warranted. Likewise, no distribution is warranted for claimants who did not submit

any documentation supporting their claims and the claims are not supported by EquityBuild's records.

9. The Court further finds that certain claimants agreed to relinquish their secured interest in the Group 1 properties by rolling their secured loan to either an equity position or an unsecured promissory note. These investor lenders will be treated as unsecured creditors and their claims against the relevant Group 1 property will be considered at a later time along with all other unsecured claims against the Receivership Estate. Another claimant agreed to transfer its secured loan to different loans secured by other properties. This investor lender's claims will be considered by the Court at such time as those properties are before the Court. The Court exercises its equitable authority to disqualify another claimant who was an EquityBuild employee who actively participated in the marketing of the fraudulent scheme. Another claimant's claim has been determined to be partially secured and partially unsecured. Finally, two claimants asserting claims for construction work and fines and costs relating to administrative orders, respectively, do not have a security interest in the liquidated proceeds of sales, and therefore their claims will be considered as unsecured claims against the estate. Each of the foregoing positions were recommended and specified by the Receiver in his February 28, 2022 Submission on Group 1 Claims (Dkt. 1201), and no objections thereto were submitted by any claimants despite haven been given notice and a full and fair opportunity to file a responsive position statement (see Dkt. 941, 1006, 1091, 1211).

10. Accordingly, the Court approves the Receiver's preliminary recommendation of final distributions as set forth in Exhibits 1 to 5 to this Order, subject to a final accounting and adjustments that may be required prior to distribution, namely:

- a. any adjustments to the available funds due to interest accrued through the date of distribution;

- b. any adjustments to the fees allocated to the Group 1 properties pursuant to the Court's ruling on pending objections to the Magistrate Judge's order (Dkt. 1389);
- c. any adjustments to the fees allocated to the Group 1 Properties pursuant to the Court's resolution of the pending Receiver's Second Motion for Approval of Fee Allocations for Interim Payment Pursuant to Receiver's Lien (Dkt. 1321);
- d. any adjustment to the fees allocated to the Group 1 Properties in the Receiver's pending Fee Application #18 (Dkt. 1379);
- e. any additional allocation of fees to the Group 1 Properties in future fee applications;
- f. any adjustment to the expenses allocated to the Group 1 Properties pending resolution of the Receiver's Third Motion for Reimbursement and Restoration of Funds Expended for the Benefit of Receivership Properties and to Approve Certain Additional Payments from Receivership Property Sales Proceeds (Dkt. 1393); and
- g. any further developments occurring between the date of this Order and the date of distribution.

11. Because the Court intends that this be a final distribution, there will not be any holdbacks of professional fees or expenses associated with the Receiver's fee applications or fee allocation motions upon the distribution of proceeds to claimants. However, any excess proceeds in the account for 7625 S East End, following final distributions consistent with this order, shall be held in the account for that property until further order of the Court.

Entered:

Manish S. Shah
United States District Court Judge

Date:_____

Exhibit 1

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes	Percentage by claimant	Preliminary Amount of Final Distribution
1839 Fund I LLC	74-367	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$12,850.00	POC, LSA	\$37,150.00			2.70%	\$ 24,419.79
Adir Hazan	74-143	POC, DIS, POS	Investor-Lender	\$50,000.00	\$0.00	\$8,183.00	POC (interest) and LSA (\$1000 other)	\$0.00	\$41,817.00	Secured investment rolled to SSDF1 Equity Fund	0.00%	\$ -
Alton Motes and Vicki Elaine Washburn JTWR0S	74-2042	POC, DIS	Investor-Lender	\$80,000.00	\$0.00	\$21,226.60	LSA	\$0.00	\$58,773.40	EquityBuild records indicate claim bought out by another investor and principal returned	0.00%	\$ -
BTRUE LLC Barry J. Oates	74-669	POC	Equity Investor	\$38,400.00	\$38,400.00	\$0.00	POC, LSA	\$38,400.00			2.79%	\$ 25,241.45
Christopher Pong	74-760	POC, DIS	Investor-Lender	\$29,280.00	\$29,280.00	\$7,622.57	POC, DIS, LSA	\$21,657.43			1.57%	\$ 14,236.07
City of Chicago	74-693	POC, DIS, POS	Other	\$10,812.42		\$0.00	N/A	\$0.00	\$0.00	Water debt paid at closing	0.00%	\$ -
Daniel Matthews, Leah Matthews	74-117	POC	Investor-Lender	\$20,000.00	\$20,000.00	\$3,606.62	POC	\$16,393.38			1.19%	\$ 10,775.85
Danyel Tiefenbacher and Jamie Lai	74-510	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$13,599.93	POC, LSA	\$36,400.07			2.65%	\$ 23,926.84
Degenhardt, Duane A	74-2015	POC, DIS	Investor-Lender	\$66,684.00	\$66,684.00	\$9,780.32	LSA	\$56,903.68			4.14%	\$ 37,404.47
Erika Dietz	74-1283	POC, DIS	Investor-Lender	\$50,000.00	\$0.00	\$42,756.68	POC, LSA	\$0.00	\$7,243.32	\$30,000 principal returned and \$20,000 of investment rolled to unsecured promissory note	0.00%	\$ -
G&M You-Nique Properties, LLC	74-722	POC, DIS, POS	Investor-Lender	\$60,000.00	\$60,000.00	\$16,695.00	POC (interest) and LSA (\$1000 other)	\$43,305.00			3.15%	\$ 28,465.65
Grathia Corp	74-1445	POC, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$32,600.07	LSA	\$67,399.93			4.90%	\$ 44,303.96
iPlan Group Agent for Custodian FBO Jyotsna Sharma IRA	74-341	POC, DIS, POS	Investor-Lender	\$25,000.00	\$0.00	\$28,591.70	LSA, WF	\$0.00	\$0.00	Principal returned to claimant on 7/20/16	0.00%	\$ -
iPlanGroup Agent for Custodian FBO Mark Young	74-1446	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$25,033.40	LSA	\$74,966.60			5.45%	\$ 49,277.76
Ira J. Fields Living Trust, Glynis Sheppard, Trustee	74-1240	POC, DIS, POS	Investor-Lender and Equity Investor	\$50,000.00	\$50,000.00	\$12,848.95	DIS and LSA (\$1000 other)	\$37,151.05			2.70%	\$ 24,420.48
James Hoven	74-2029	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$14,082.00	POC (interest) and LSA (\$1000 other)	\$35,918.00			2.61%	\$ 23,609.96
Jill Meekoms (The Entrust Group Inc. FBO Jill (Halverson) Meekoms IRA #33-21296)	74-548	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$14,183.26	POC	\$35,816.74			2.60%	\$ 23,543.40
John Taxeras (Flying Hound Holdings. LLC	74-994	POC, DIS	Investor-Lender	\$18,552.85	\$18,552.85	\$7,884.23	DIS	\$10,668.62			0.78%	\$ 7,012.80
Joseph and Linda Martinez	74-2095	POC	Investor-Lender	\$50,000.00	\$50,000.00	\$13,016.60	LSA	\$36,983.40			2.69%	\$ 24,310.28
Joshua Morrow	74-734	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$13,599.93	POC (interest) and LSA (\$1000 other)	\$36,400.07			2.65%	\$ 23,926.84
Julia Pong (iPlanGroup Agent for Custodian FBO Julia Pong IRA)	74-1022	POC, DIS	Investor-Lender	\$34,572.00	\$34,572.00	\$9,000.24	POC, DIS, LSA	\$25,571.76			1.86%	\$ 16,809.07
Kenneth (Ken) and Maria (Tina) Jorgensen (iPlanGroup Agent for Custodian FBO Maria Christina Jorgensen IRA)	74-194	POC, DIS, POS	Investor-Lender	\$42,000.00	\$42,000.00	\$10,820.00	POC, DIS	\$31,180.00			2.27%	\$ 20,495.53
Kester Brothers Farm, LLC, C/O James R. Kester	74-944	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$13,099.93	POC, DIS	\$36,900.07			2.68%	\$ 24,255.50
Kevin Randall	74-811	POC	Investor-Lender	\$50,000.00	\$0.00	\$10,266.61	LSA	\$0.00	\$39,733.39	Secured investment rolled to SSDF4 Equity Fund	0.00%	\$ -
KKW Investments, LLC	74-336	POC, DIS, POS	Investor-Lender	\$1,600.00	\$1,600.00	\$456.00	POC	\$1,144.00			0.08%	\$ 751.98
Madison Trust Company Agent for Custodian FBO The Jacqueline C. Rowe Living Trust IRA	74-163	POC, DIS	Equity Investor	\$50,000.00	\$50,000.00	\$11,583.33	LSA	\$0.00	\$38,416.67	Secured investment rolled to SSDF4 Equity Fund	0.00%	\$ -
Madison Trust Company Custodian FBO Robert W. Jennings Account# M1605052	74-241	POC, DIS, POS	Investor-Lender	\$74,539.00	\$74,539.00	\$20,266.69	DIS	\$54,272.31			3.95%	\$ 35,674.79
May M. Akamine for Aurora Investments, LLC (assets formerly under MayREI, LLC)	74-1412	POC, DIS	Investor-Lender	\$86,515.00	\$86,515.00	\$22,200.00	POC, DIS	\$64,315.00			4.68%	\$ 42,276.15
Michael F Grant & L. Gretchen Grant (Michael F. Grant & L. Gretchen Grant Revocable Trust dated March 16th 2012)	74-393	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$4,712.53	LSA	\$45,287.47			3.29%	\$ 29,768.79
New Move Ventures Inc. (Steven Fecko)	74-115	POC	Investor-Lender	\$50,000.00	\$50,000.00	\$14,500.00	LSA	\$35,500.00			2.58%	\$ 23,335.20
Optima Property Solutions, LLC	74-1023	POC, DIS, POS	Investor-Lender	\$60,000.00	\$0.00	\$74,645.00	LSA	\$0.00	\$0.00	Secured investment transferred to different EquityBuild properties	0.00%	\$ -
Pat DeSantis	74-397	POC, DIS, POS	Investor-Lender	\$110,000.00	\$110,000.00	\$30,910.07	LSA	\$79,089.93			5.75%	\$ 51,988.15
Paul N. Wilmesmeier	74-300	POC, DIS, POS	Investor-Lender	\$25,000.00	\$25,000.00	\$6,161.07	POC, DIS	\$18,838.93			1.37%	\$ 12,383.38
PNW Investments, LLC	74-332	POC, DIS, POS	Investor-Lender	\$10,000.00	\$10,000.00	\$2,850.00	POC, DIS	\$7,150.00			0.52%	\$ 4,699.91
QUEST IRA Inc. FBO Francisco A. Romero Sr. Acct# 25282-11 and Acct# 25282-21	74-1352	POC, DIS	Investor-Lender	\$56,000.00	\$56,000.00	\$13,553.59	POC, DIS	\$42,446.41			3.09%	\$ 27,901.28

KEY

POC - Proof of Claim
DIS - Claimants' Discovery Response
LSA - EquityBuild Lender Statement of Accounts
POS - Claimant's Position Statement
WF - Wells Fargo Bank Records

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes	Percentage by claimant	Preliminary Amount of Final Distribution
Quest IRA FBO Francis D Webb 1437711	74-218	POC, DIS, POS	Investor-Lender	\$22,035.00	\$0.00	\$5,993.56	LSA	\$0.00	\$16,041.44	Secured investment rolled to SSDF6 Equity Fund	0.00%	\$ -
Sam Gerber, CEO, Gerber and Associates, REI, LLC	74-562	POC, DIS, POS	Investor-Lender	\$80,000.00	\$0.00	\$0.00	POC, LSA	\$0.00	\$80,000.00	Secured investment rolled to SSDF6 Equity Fund	0.00%	\$ -
SAMUEL HOME SOLUTIONS LLC, George Samuel	74-347	POC	Investor-Lender	\$42,131.00	\$42,131.00	\$13,468.46	POC	\$28,662.54			2.08%	\$ 18,840.73
Scott E Pammer	74-827	POC, DIS	Investor-Lender	\$70,000.00	\$70,000.00	\$19,483.00	POC, DIS	\$50,517.00			3.67%	\$ 33,206.31
Sidney Haggins (Vantage FBO Sidney Haggins IRA)	74-1434	POS	Investor-Lender	\$30,000.00	\$30,000.00	\$8,700.00	LSA	\$21,300.00			1.55%	\$ 14,001.12
Susan Kalisiak-Tingle	74-1438	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$16,299.93	LSA	\$33,700.07			2.45%	\$ 22,152.05
Terry L. Merrill, Sheryl R. Merrill	74-602	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$13,599.93	LSA	\$36,400.07			2.65%	\$ 23,926.84
TruStar Real Estate Solutions, LLC	74-337	POC, DIS, POS	Investor-Lender	\$75,000.00	\$75,000.00	\$20,125.00	POC	\$54,875.00			3.99%	\$ 36,070.96
Vladimir Matviishin	74-233	POC, DIS	Investor-Lender	\$28,075.00	\$0.00			\$0.00	\$0.00	This is a duplicate claim	0.00%	\$ -
Vladimir Matviishin, dba Network Expert	74-1387	POC, DIS	Investor-Lender	\$28,075.00	\$28,075.00	\$7,861.05	LSA	\$20,213.95			1.47%	\$ 13,287.23
Walter T Akita and Margaret M Akita	74-950	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$13,099.93	POC	\$36,900.07			2.68%	\$ 24,255.50
Young Family Trust	74-1452	POC, DIS, POS	Investor-Lender	\$45,000.00	\$45,000.00	\$1,800.00	LSA	\$43,200.00			3.14%	\$ 28,396.63
Yvette Nazaire Camacho (iPlanGroup Agent for Custodian FBO Yvette Nazaire Camacho IRA)	74-487	POC, DIS	Investor-Lender	\$30,000.00	\$30,000.00	\$7,510.00	DIS	\$22,490.00			1.64%	\$ 14,783.34
TOTAL				\$2,349,271.27	\$1,893,348.85			\$1,375,468.55	\$282,025.22		100%	\$904,136.07

Calculation of Funds Available for Distribution	
Account balance as of 2/28/23	\$ 1,025,851.52
Fee allocations Apps 1-18	\$ (94,795.19)
Credit 17th fee app payment	\$ 2,316.00
Credit agency fees paid	\$ 2,896.00
Reimbursement Third Restoration Motion (Dkt. 1393)	\$ (32,132.26)
Available for distribution	\$ 904,136.07

KEY

- POC - Proof of Claim
- DIS - Claimants' Discovery Response
- LSA - EquityBuild Lender Statement of Accounts
- POS - Claimant's Position Statement
- WF - Wells Fargo Bank Records

Exhibit 2

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes	Percentage by claimant	Preliminary Amount of Final Distribution
Alcilli Sabat	75-786	POC, DIS, POS	Investor-Lender	\$22,993.00	\$0.00			\$0.00		Failure of documentation supporting claim either submitted by Claimant or located in EquityBuild records	0.00%	\$ -
Asians Investing in Real Estate LLC	75-503	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$18,466.65	POC	\$31,533.35			3.92%	\$ 31,533.35
Brad and Linda Lutz	75-962	POC, DIS, POS	Investor-Lender	\$397,836.00	\$361,629.00	\$134,255.27	POC, DIS, LSA	\$227,373.73			28.25%	\$ 227,373.73
Capital Investors, LLC	75-1490	POC, DIS, POS	Investor-Lender	\$36,207.00	\$36,207.00	\$4,505.76	DIS	\$31,701.24			3.94%	\$ 31,701.24
City of Chicago	75-693	POC, DIS, POS	Other	\$24,790.76	\$0.00	\$0.00	N/A	\$0.00	\$24,790.76		0.00%	\$ -
Edge Investments, LLC, Janet F. Turco, Owner/Member IRA	75-180	POC, DIS	Investor-Lender	\$176,226.00	\$176,226.00	\$63,906.94	LSA	\$112,319.06			13.95%	\$ 112,319.06
Geronimo Usuga Carmona	75-543	POC, DIS	Investor-Lender	\$35,667.00	\$35,667.00	\$3,863.90	POC	\$31,803.10			3.95%	\$ 31,803.10
KKW Investments, LLC	75-336	POC, DIS, POS	Investor-Lender	\$75,000.00	\$75,000.00	\$22,925.00	POC	\$52,075.00			6.47%	\$ 52,075.00
Knickerbocker LLC	75-2035	POC, DIS, POS	Investor-Lender	\$39,664.00	\$39,664.00	\$14,378.20	LSA	\$25,285.80			3.14%	\$ 25,285.80
Lorenzo Jaquias (iPlanGroup Agent for Custodian FBO Lorenzo Jaquias)	75-184	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$14,783.33	LSA	\$35,216.67			4.37%	\$ 35,216.67
Madison Trust Company Agent for Custodian FBO The Jacqueline C Rowe Living Trust IRA	75-163	POC, DIS	Equity Investor	\$200,000.00	\$0.00	\$71,491.67	DIS	\$0.00	\$128,508.33	Secured investment rolled to SSDF4 Equity Fund	0.00%	\$ -
Michael James Guilford and Nancy Richard-Guilford, Jointly with Right of Survivorship	75-516	POC, DIS, POS	Investor-Lender	\$92,561.00	\$92,561.00	\$30,269.05	POC	\$62,291.95			7.74%	\$ 62,291.95
Randall Sotka (Tahiti Trust)	75-1207	POC, DIS, POS	Investor-Lender	\$38,826.00	\$38,826.00	\$5,694.48	LSA	\$33,131.52			4.12%	\$ 33,131.52
Robert Potter	75-1389	POC, DIS	Investor-Lender	\$786.00	\$786.00	\$100.26	LSA	\$685.74			0.09%	\$ 685.74
Stephan Tang	75-1111	POC, DIS, POS	Investor-Lender	\$25,185.00	\$25,185.00	\$3,492.32	LSA	\$21,692.68			2.69%	\$ 21,692.68
Steven R. Bald	75-399	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$15,000.00	POC	\$35,000.00			4.35%	\$ 35,000.00
Strata Trust Company FBO David J Geldart	75-1010	POC	Investor-Lender	\$107,362.00	\$107,362.00	\$32,566.04	LSA	\$0.00	\$0.00	EquityBuild employee actively participated in marketing the fraudulent scheme disqualified from receiving a distribution.	0.00%	\$ -
The Peter Paul Nuspl Living Trust	75-2044	POC, DIS, POS	Investor-Lender	\$217,100.00	\$0.00	\$57,983.79	LSA	\$0.00	\$159,116.21	Secured investment rolled to SSDF4 Equity Fund	0.00%	\$ -
United Capital Properties, LLC	75-1480	POC	Investor-Lender	\$2,303.00	\$2,303.00	\$306.13	LSA	\$1,996.87			0.25%	\$ 1,996.87
Wesley Pittman (Pittman Gold LLC)	75-469	POC, DIS	Investor-Lender	\$150,000.00	\$150,000.00	\$47,125.00	POC, DIS, LSA	\$102,875.00			12.78%	\$ 102,875.00
TOTAL				\$1,792,506.76	\$1,291,416.00			\$804,981.71	\$312,415.30		100.00%	\$ 804,981.71

Calculation of Funds Available for Distribution	
Account balance as of 2/28/23	\$ 1,256,932.32
Fee allocations Apps 1-18	\$ (102,433.00)
Credit 17th fee app payment	\$ 495.59
Credit agency fees paid	\$ 3,108.00
Reimbursement Third Restoration Motion (Dkt. 1393)	\$ (48.43)
Available for distribution	\$ 1,158,054.48
Preliminary Recommended Amount of Final Distribution	\$ (804,981.71)
Preliminary to Receiver's Account for future distribution	\$ 353,072.77

KEY

- POC - Proof of Claim
- DIS - Claimants' Discovery Response
- LSA - EquityBuild Lender Statement of Accounts
- POS - Claimant's Position Statement
- WF - Wells Fargo Bank Records

Exhibit 3

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

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes	Percentage by claimant	Preliminary Amount of Final Distribution
Arthur and Dinah Bertrand	76-890	POC, DIS, POS	Investor-Lender	\$217,448.00	\$217,448.00	\$83,899.00	POC, DIS	\$133,549.00			13.59%	\$ 131,055.82
Arthur Bertrand	76-892	POC, DIS, POS	Investor-Lender	\$2,875.00	\$2,875.00	\$1,124.00	POC, DIS	\$1,751.00			0.18%	\$ 1,718.31
Carolyn B Ucker	76-1099	POC	Equity Investor	\$25,000.00	\$25,000.00	\$7,250.00	LSA	\$17,750.00			1.81%	\$ 17,418.63
Cecilia Wolff	76-1204	POC, DIS, POS	Investor-Lender	\$25,000.00	\$25,000.00	\$7,250.00	LSA	\$17,750.00			1.81%	\$ 17,418.63
City of Chicago	76-693	POC, DIS, POS	Other	\$917.76	\$0.00	\$0.00	N/A	\$0.00	\$ 917.76		0.00%	\$ -
Daniel Matthews, Leah Matthews	76-117	POC	Investor-Lender	\$72,029.00	\$0.00	\$30,544.07	POC	\$0.00	\$ 41,484.93	Secured investment rolled to unsecured promissory note	0.00%	\$ -
Dennis & Mary Ann Hennefer	76-355	POC, DIS	Investor-Lender	\$25,000.00	\$25,000.00	\$3,466.00	DIS	\$21,534.00			2.19%	\$ 21,131.99
Equity Trust Custodian FBO Dorothy Marie Baker IRA	76-2007	POC	Investor-Lender	\$10,000.00	\$10,000.00	\$3,050.00	POC	\$6,950.00				
Frank Starosciak	76-1239	POC, DIS, POS	Investor-Lender	\$17,125.00	\$17,125.00	\$5,774.45	POC	\$11,350.55			0.71%	\$ 6,820.25
Gary R Burnham Jr Solo401K Trust	76-1067	POC, DIS, POS	Investor-Lender	\$42,029.00	\$0.00	\$10,480.00	POC	\$0.00	\$31,549.00	Secured investment rolled to SSDF4 Equity Fund	1.16%	\$ 11,138.65
iPlanGroup Agent for Custodian FBO Laura Dirnberger Roth IRA	76-448	POC, DIS	Investor-Lender	\$10,000.00	\$10,000.00	\$2,800.00	LSA	\$7,200.00			0.73%	\$ 7,065.59
James Clements	76-1402	POC, DIS	Investor-Lender	\$20,000.00	\$0.00	\$22,800.00	POC	\$0.00	\$0.00	Principal repaid with interest	0.00%	\$ -
Jeffry M. Edwards	76-666	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$14,533.33	DIS	\$35,466.67			3.61%	\$ 34,804.56
JK Electron, Inc., Jan Kobylarczyk	76-1297		Trade Creditor	\$13,250.00	\$13,250.00	\$0.00	N/A	\$13,250.00		Order approving sale (Dkt. 602) at 3(h)	1.35%	\$ 13,002.64
John Bloxham	76-1012	POC, DIS, POS	Investor-Lender	\$50,000.00	\$0.00	\$11,966.66	DIS	\$0.00	\$50,000.00	Secured investment rolled to SSDF4 Equity Fund	0.00%	\$ -
Lorenzo Jaquias	76-184	POC, DIS	Investor-Lender	\$50,000.00	\$0.00	\$0.00	N/A	\$0.00	\$0.00	Claimant's loan is secured by 7625-33 S East End (property 75) only	0.00%	\$ -
Manoj Donthineni	76-1357	POC, DIS	Investor-Lender	\$41,007.00	\$41,007.00	\$12,068.03	LSA	\$28,938.97			2.95%	\$ 28,398.72
Michael James Guilford and Nancy Richard-Guilford, Jointly with Right of Survivorship	76-516	POC, DIS, POS	Investor-Lender	\$57,439.00	\$57,439.00	\$18,709.28	POC	\$38,729.72			3.94%	\$ 38,006.69
Paul N. Wilmesmeier	76-300	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$16,786.21	POC	\$33,213.79			3.38%	\$ 32,593.73
Penny W Goree (iPlanGroup Agent for Custodian FBO Timothy J Goree IRA)	76-236	POC	Equity Investor	\$50,000.00	\$50,000.00	\$14,000.00	POC, LSA	\$36,000.00			3.66%	\$ 35,327.93
QCH Investment Trust	76-1436	POC	Investor-Lender	\$50,000.00	\$50,000.00	\$14,783.33	POC	\$35,216.67			3.58%	\$ 34,559.22
Robert Guiney	76-798	POC, DIS, POS	Investor-Lender	\$18,250.00	\$18,097.00	\$5,442.15	DIS	\$12,654.85			1.29%	\$ 12,418.60
Steven R. Bald	76-399	POC, POS	Investor-Lender		\$0.00	\$0.00	N/A	\$0.00	\$0.00	Claimant's loan is secured by 7625-33 S East End (property 75) only	0.00%	\$ -
THE INCOME FUND, LLC Thomas Garlock, Managing Member	76-1421	POC, DIS	Investor-Lender	\$80,000.00	\$80,000.00	\$29,066.67	POC	\$50,933.33			5.18%	\$ 49,982.48
The Peter Paul Nuspl Living Trust	76-2044	POC, DIS, POS	Investor-Lender	\$0.00	\$0.00	\$0.00	N/A	\$0.00	\$0.00	Claimant's loan is secured by 7625-33 S East End (property 75) only	0.00%	\$ -
Tiger Chang Investments LLC	76-164	POC, DIS	Investor-Lender	\$25,000.00	\$25,000.00	\$8,975.00	POC, DIS	\$16,025.00			1.63%	\$ 15,725.84
Total Return Income Fund, LLC Thomas Garlock, Managing Member	76-1366	POC, DIS	Investor-Lender	\$520,000.00	\$520,000.00	\$149,500.00	DIS	\$370,500.00			37.70%	\$ 363,583.28
Trey Hopkins	76-714	POC	Investor-Lender	\$100,000.00	\$100,000.00	\$23,000.00	DIS	\$77,000.00			7.84%	\$ 75,562.52
Umbrella Investment Partners	76-1167	POC, DIS, POS	Investor-Lender	\$12,833.00	\$12,833.00	\$3,864.90	POC	\$8,968.10			0.91%	\$ 8,800.68
Winnie Quick Blackwell (née Winnie Jannett Quick)	76-102	POC, DIS, POS	Investor-Lender	\$11,000.00	\$11,000.00	\$3,087.33	DIS	\$7,912.67			0.81%	\$ 7,764.95
TOTAL				\$1,646,202.76	\$1,411,074.00			\$982,644.32	\$123,951.69		100.00%	\$ 964,299.71

Calculation of Funds Available for Distribution	
Account balance as of 2/28/23	\$ 1,061,643.95
Fee allocations Apps 1-18	\$ (96,368.85)
Credit 17th fee app payment	\$ 477.04
Credit agency fees paid	\$ 2,896.00
Reimbursement Third Restoration Motion (Dkt. 1393)	\$ (4,348.43)
Available for distribution	\$ 964,299.71

KEY

- POC - Proof of Claim
- DIS - Claimants' Discovery Response
- LSA - EquityBuild Lender Statement of Accounts
- POS - Claimant's Position Statement
- WF - Wells Fargo Bank Records

Exhibit 4

SECURITYBUILD
Group 1 Distributions
7750-52 S Muskegon Avenue (Property 77)

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes	Percentage by claimant	Preliminary Amount of Final Distribution
Alton Motes (Alton P. Motes Trust UTA 12-15-11)	77-2042	POC, DIS	Investor-Lender	\$43,000.00	\$43,000.00	\$12,255.00	LSA	\$30,745.00			2.58%	\$ 8,280.50
Arthur and Dinah Bertrand	77-890	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$49,356.00	POC, DIS	\$50,644.00			4.25%	\$ 13,639.86
Bancroft, Ed (iPlanGroup Agent for Custodian FBO Ed Bancroft Roth)	77-2008	POC	Investor-Lender and Equity Investor		\$0.00	\$0.00	N/A	\$0.00	\$0.00	Claimed interest in this property not supported by Proof of Claim or EquityBuild Records	0.00%	\$ -
Celia Tong Revocable Living Trust Dated December 22, 2011	77-2008	POC, DIS	Investor-Lender	\$25,000.00	\$0.00	\$7,508.33	DIS	\$0.00	\$17,491.67	Claimants security interest assigned to another claimant and investment rolled to SSDF4 Equity Fund	0.00%	\$ -
Christopher Wilson and Brittny Wilson (Niosi)	77-807	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$25,000.00	DIS	\$25,000.00			2.10%	\$ 6,733.21
CLD Construction, Inc. (Doru Unchias)	77-1454	POC	Independent Contractor	\$49,000.00	\$0.00	\$0.00	N/A	\$0.00	\$49,000.00	Unsecured trade creditor	0.00%	\$ -
Daniel J Martineau	77-1299	POC, DIS, POS	Investor-Lender	\$100,000.00	\$0.00	\$124,000.00	POC	\$0.00	\$0.00	Principal repaid with interest	0.00%	\$ -
Danielle DeVarne	77-679	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$18,667.00	DIS	\$31,333.00			2.63%	\$ 8,438.86
Derrick, Horace (H Derrick, LLC)	77-2016	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$40,000.00	POC, DIS	\$60,000.00			5.04%	\$ 16,159.69
Fraser Realty Investments, LLC	77-1079	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$42,033.00	POC	\$57,967.00			4.86%	\$ 15,612.15
Girl Cat Capital West LLC, Valentina Salge, President	77-350	POC, DIS, POS	Investor-Lender	\$25,000.00	\$25,000.00	\$3,666.63	DIS, LSA	\$21,333.37			1.79%	\$ 5,745.68
Henry D. Gallucci (Equity Trust Company Custodian FBO Henry D. Gallucci beneficiary of DCD Victoria E. Gallucci IRA 2 67 Undivided interest)	77-2059	POC, DIS	Investor-Lender	\$60,000.00	\$60,000.00	\$24,000.00	POC	\$36,000.00			3.02%	\$ 9,695.82
Hillside Fund, LLC - Janet F. Turco, Owner/ Managing Member	77-101	POC	Investor-Lender	\$125,000.00	\$125,000.00	\$45,312.50	LSA	\$79,687.50			6.69%	\$ 21,462.09
iPlan Group FBO Randall Pong IRA	77-728	POC, DIS	Investor-Lender and Equity Investor	\$8,632.00	\$8,632.00	\$1,035.81	POC, DIS	\$7,596.19			0.64%	\$ 2,045.87
iPlanGroup Agent for Custodian FBO Charles Michael Anglin	77-331	POC, DIS, POS	Investor-Lender	\$10,633.00	\$10,633.00	\$1,333.00	POC, LSA	\$9,300.00			0.78%	\$ 2,504.75
Jason Ragan - TSA	77-797	POC, DIS, POS	Equity Investor	\$2,022.00	\$2,022.00	\$269.60	LSA	\$1,752.40			0.15%	\$ 471.97
John E. Wysocki	77-740	POC, DIS	Equity Investor	\$17,745.00	\$17,745.00	\$7,418.36	DIS	\$10,326.64			0.87%	\$ 2,781.26
John Taxeras (Flying Hound Holdings)	77-994	POC, DIS	Equity Investor	\$21,400.00	\$21,400.00	\$9,197.72	POC	\$12,202.28			1.02%	\$ 3,286.42
Joseph and Linda Martinez	77-2095	POC	Investor-Lender	\$50,000.00	\$50,000.00	\$8,536.06	POC, LSA	\$41,463.94			3.48%	\$ 11,167.41
Kingdom Trust Company, Custodian, FBO Louis Duane Velez SEP IRA acct # 7422686172	77-1475	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$43,283.24	POC, DIS	\$56,716.76			4.76%	\$ 15,275.42
Maher, Avery (Christopher Maher CESA)	77-2080	POC, DIS	Investor-Lender	\$11,000.00	\$11,000.00	\$4,400.00	POC	\$6,600.00			0.55%	\$ 1,777.57
Maher, Christopher	77-2036	POC, DIS	Investor-Lender	\$14,000.00	\$14,000.00	\$5,600.00	POC	\$8,400.00			0.70%	\$ 2,262.36
Maher, Gavin (Christopher Maher, CESA)	77-2081	POC, DIS	Investor-Lender	\$15,000.00	\$15,000.00	\$6,000.00	POC	\$9,000.00			0.76%	\$ 2,423.95
Maher, Travis (Christopher Maher, CESA)	77-2082	POC, DIS	Investor-Lender	\$10,000.00	\$10,000.00	\$4,000.00	POC	\$6,000.00			0.50%	\$ 1,615.97
Mark P. Mouty	77-165	POC, DIS, POS	Investor-Lender	\$50,000.00	\$0.00	\$20,500.00	POC	\$0.00	\$29,500.00	Secured loan rolled to SSDF6 Equity Fund	0.00%	\$ -
Mark Young	77-1154	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$33,833.43	LSA	\$66,166.57			5.55%	\$ 17,820.52
Matthew Boyd	77-2060	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$16,916.57	LSA	\$33,083.43			2.78%	\$ 8,910.30
May M. Akamine for Aurora Investments, LLC (assets formerly under MayREL, LLC)	77-1412	POC, DIS	Investor-Lender	\$25,000.00	\$25,000.00	\$3,800.00	POC	\$21,200.00			1.78%	\$ 5,709.76
May M. Akamine for Aurora Investments, LLC (assets formerly under MayREL, LLC)	77-1412	POC, DIS	Investor-Lender	\$2,005.00	\$2,005.00	\$267.30	DIS	\$1,737.70			0.15%	\$ 468.01
Paul N. Wilmesmeier	77-300	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$21,808.44	POC	\$28,191.56			2.37%	\$ 7,592.78
Paul Scribner	77-1135	POC, DIS	Investor-Lender	\$6,708.00	\$6,708.00	\$651.61	POC, DIS, LSA	\$6,056.39			0.51%	\$ 1,631.16
Quest IRA FBO Francis D Webb 1437711	77-218	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$14,500.00	LSA	\$35,500.00			2.98%	\$ 9,561.15
Scott E Pammer	77-827	POC, DIS	Investor-Lender	\$70,000.00	\$70,000.00	\$31,464.52	POC, DIS	\$38,535.48			3.23%	\$ 10,378.69
Self Directed IRA Services, Inc., Custodian FBO Ping Liu IRA	77-544	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$21,641.67	DIS, POS	\$28,358.33			2.38%	\$ 7,637.70
Spectra Investments LLC/ Deborah L. Mullica	77-1220	POC, DIS, POS	Investor-Lender	\$82,255.00	\$82,255.00	\$34,917.37	POS, DIS	\$47,337.63			3.97%	\$ 12,749.36
Steven and Linda Lipschultz	77-1442	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$47,451.50	POC	\$52,548.50			4.41%	\$ 14,152.79
Terry L. Merrill, Sheryl R. Merrill	77-602	POC, DIS	Investor-Lender	\$49,500.00	\$49,500.00	\$14,500.00	LSA	\$35,000.00			2.94%	\$ 9,426.49
The Anchor Group LLC - Ronald J. Hansen, Managing Partner (c/o Viola Hansen)	77-949	POC	Investor-Lender	\$25,000.00	\$25,000.00	\$7,250.00	LSA	\$17,750.00			1.49%	\$ 4,780.58

KEY

POC - Proof of Claim

DIS - Claimants' Discovery Response

LSA - EquityBuild Lender Statement of Accounts

POS - Claimant's Position Statement

WF - Wells Fargo Bank Records

SEC V. EquityBuild
 Group 1 Distributions
 7750-52 S Muskegon Avenue (Property 77)

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes	Percentage by claimant	Preliminary Amount of Final Distribution
The Edward Falkowitz Living Trust	77-575	POC, POS	Investor-Lender	\$111,000.00	\$0.00	\$17,297.50	LSA	\$0.00	\$93,702.50	Secured investment rolled to unsecured promissory note	0.00%	\$ -
THE INCOME FUND, LLC Thomas Garlock, Managing Member	77-1421	POC, DIS	Investor-Lender	\$150,000.00	\$150,000.00	\$73,050.00	POC	\$76,950.00			6.46%	\$ 20,724.81
The Mennco Properties, LLC. Solo 401K Plan (by Robert Mennella Managing Partner)	77-1032	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$20,000.00	POC, DIS	\$30,000.00			2.52%	\$ 8,079.85
Thomas F. Gordon	77-2023	POC	Equity Investor	\$100,000.00	\$100,000.00	\$17,811.16	LSA	\$82,188.84			6.90%	\$ 22,135.77
Walter Akita (Walter T. Akita & Margaret M. Akita, JTWROS)	77-1361	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$21,016.67	POC, DIS	\$28,983.33			2.43%	\$ 7,806.03
TOTAL				\$2,258,900.00	\$1,923,900.00			\$1,191,655.84	\$189,694.17		100.00%	\$ 320,946.53

Calculation of Funds Available for Distribution	
Account balance as of 2/28/23	\$ 412,473.66
Fee allocations Apps 1-18	\$ (95,996.09)
Credit 17th fee app payment	\$ 2,245.44
Credit agency fees paid	\$ 2,272.00
Reimbursement Third Restoration Motion (Dkt. 1393)	\$ (48.48)
Available for distribution	\$ 320,946.53

KEY

- POC - Proof of Claim
- DIS - Claimants' Discovery Response
- LSA - EquityBuild Lender Statement of Accounts
- POS - Claimant's Position Statement
- WF - Wells Fargo Bank Records

Exhibit 5

SECURITY BUILDING
Group 1 Distributions
7201 S Constance Avenue (Property 78)

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes	Percentage by claimant	Preliminary Amount of Final Distribution
Aaron Beauclair	78-408	POC, DIS	Investor-Lender	\$10,000.00	\$10,000.00	\$1,235.85	DIS, LSA	\$8,764.15			0.58%	\$ 4,037.34
Arthur and Dinah Bertrand	78-890	POC, DIS, POS	Investor-Lender	\$100,000.00	\$100,000.00	\$41,389.00	POC, DIS	\$58,611.00			3.90%	\$ 27,000.08
Bancroft, Ed (iPlanGroup Agent for Custodian FBO Ed Bancroft Roth)	78-2008	POC	Investor-Lender and Equity Investor	\$10,000.00	\$10,000.00	\$2,800.00	LSA	\$7,200.00			0.48%	\$ 3,316.79
Cecilia Wolff (iPlan Group Agent for Custodian FBO Cecilia Wolff)	78-1204	POC, DIS, POS	Investor-Lender	\$6,299.00	\$6,299.00	\$1,763.72	LSA	\$4,535.28			0.30%	\$ 2,089.25
City of Chicago	78-693	POC, DIS, POS	Other	\$28,915.96	\$0.00	\$0.00	N/A	\$0.00	\$26,050.89	Per Dkt. 1144	0.00%	\$ -
CLD Construction, Inc. (Doru Unchias)	78-1454	POC	Independent Contractor	\$131,000.00	\$0.00	\$0.00	N/A	\$0.00	\$131,000.00	Unsecured trade creditor	0.00%	\$ -
Edge Investments, LLC, Janet F. Turco, Owner/Member IRA	78-180	POC, DIS	Investor-Lender	\$17,374.00	\$17,374.00	\$6,298.24	LSA	\$11,075.76			0.74%	\$ 5,102.22
Giri Cat Capital West LLC, Valentina Salge, President	78-350	POC, DIS, POS	Investor-Lender	\$16,574.00	\$16,574.00	\$2,430.89	DIS, LSA	\$14,143.11			0.94%	\$ 6,515.25
Initium LLC/Harry Saint-Preux	78-968	POC, DIS, POS	Investor-Lender	\$50,000.00	\$0.00	\$15,716.67	POC	\$0.00	\$34,283.33	Secured investment rolled to unsecured promissory note	0.00%	\$ -
James Tutsock	78-2057	POC, DIS, POS	Investor-Lender	\$319,483.00	\$0.00	\$63,902.64	DIS	\$0.00	\$255,580.36	Secured investment rolled to SSDF1 Equity Fund on or about 6/28/17	0.00%	\$ -
Jason Ragan - TSA	78-797	POC, DIS, POS	Equity Investor	\$4,747.00	\$4,747.00	\$575.94	LSA	\$4,171.06			0.28%	\$ 1,921.46
John P. Sullivan	78-660	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$13,500.00	POC (interest and LSA (\$500 other)	\$36,500.00			2.43%	\$ 16,814.30
Kelly E Welton (iPlanGroup Agent for Custodian FBO Kelly Welton, IRA:)	78-310	POC, DIS, POS	Investor-Lender	\$31,233.00	\$31,213.00	\$8,281.85	LSA	\$22,931.15			1.53%	\$ 10,563.59
Kirk Road Investments, LLC	78-755	POC, DIS, POS	Investor-Lender	\$63,000.00	\$48,000.00	\$17,670.00	DIS	\$30,330.00	\$15,000.00	\$15,000 of secured loan rolled to the CCF 2 fund on 11/20/17	2.02%	\$ 13,971.99
Lori Moreland (Madison Trust Company Custodian FBO Lori Moreland #M1606124 RothIRA)	78-805	POC, DIS, POS	Investor-Lender	\$10,074.00	\$10,074.00	\$1,222.31	POC, LSA	\$8,851.69			0.59%	\$ 4,077.67
Lori Moreland (Madison Trust Company Custodian FBO Lori Moreland #M1606123 Inherited IRA)	78-823	POC, DIS, POS	Investor-Lender	\$48,087.00	\$45,333.00	\$5,596.84	POC, LSA	\$39,736.16	\$2,754.00	Secured interest obtained from partial assignment of mortgage is \$45,333; claims \$2,754 added to investment in February 2018, which is documented by records, but no support that this amount is secured by this property.	2.65%	\$ 18,305.09
Lori Moreland (Madison Trust Company FBO Lori Moreland)	78-822	POC, DIS, POS	Investor-Lender	\$52,348.00	\$47,348.00	\$5,919.88	POC, LSA	\$41,428.12	\$5,000.00	Secured interest obtained from partial assignment of mortgage is \$47,348; claims \$5,000 added to investment in February 2018, which is documented by records, but no support that this amount is secured by this property.	2.76%	\$ 19,084.52
Michael Borgia	78-231	POC, DIS	Investor-Lender	\$669,327.00	\$669,327.00	\$234,264.00	DIS	\$435,063.00			28.99%	\$ 200,418.61
Michael C. Jacobs	78-2031	POC, DIS	Equity Investor	\$25,000.00	\$25,000.00	\$2,666.64	LSA	\$22,333.36			1.49%	\$ 10,288.21
Pat DeSantis	78-397	POC, DIS, POS	Investor-Lender	\$171,439.00	\$171,439.00	\$25,144.35	LSA	\$146,294.65			9.75%	\$ 67,392.93
PNW Investments, LLC	78-332	POC, DIS, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$17,433.33	POC	\$32,566.67			2.17%	\$ 15,002.35
Property Solutions LLC, Kevin Bybee (managing member)	78-268	POC	Investor-Lender	\$60,000.00	\$60,000.00	\$20,800.00	DIS	\$39,200.00			2.61%	\$ 18,058.10
Provident Trust Group, LLC FBO Stephan Tang IRA	78-172	POC, DIS, POS	Investor-Lender	\$35,345.00	\$0.00	\$4,429.94	LSA	\$0.00	\$30,915.06	Secured investment rolled to SSDF6 Equity Fund	0.00%	\$ -
Rene Hribal	78-768	POC, DIS	Investor-Lender	\$439,517.00	\$439,517.00	\$153,830.88	LSA	\$285,686.12			19.03%	\$ 131,605.80
Reynald Lalonde & Chantal Lemaire	78-327	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$17,233.33	DIS	\$32,766.67			2.18%	\$ 15,094.48
Robert Potter	78-1389	POC, DIS	Investor-Lender	\$2,796.00	\$2,796.00	\$342.98	DIS, LSA	\$2,453.02			0.16%	\$ 1,130.02
Sidney Haggins	78-1431	POC, POS	Investor-Lender	\$50,000.00	\$50,000.00	\$16,650.00	POC	\$33,350.00			2.22%	\$ 15,363.20
Steven J. Talyai	78-131	POC, DIS	Investor-Lender	\$150,000.00	\$150,000.00	\$48,750.00	DIS	\$101,250.00			6.75%	\$ 46,642.41
Steven K. Chennappan IRA # 17293-31	78-206	POC, DIS	Investor-Lender	\$10,000.00	\$10,000.00	\$2,800.00	DIS	\$7,200.00			0.48%	\$ 3,316.79
Towpath Investments LLC - Robert Kessing (manager)	78-338	POC, DIS	Investor-Lender	\$50,000.00	\$50,000.00	\$14,500.00	LSA	\$35,500.00			2.37%	\$ 16,353.63
US Freedom Investments, LLC (Kevin Scheel)	78-1234	POC, DIS, POS	Investor-Lender	\$25,000.00	\$0.00	\$5,750.00	DIS	\$0.00	\$19,250.00	Secured investment rolled to SSDF1 Equity Fund	0.00%	\$ -
Victor Shaw (Shaw Family Trust)	78-1040	POC, DIS, POS	Investor-Lender	\$55,000.00	\$55,000.00	\$15,950.00	LSA	\$39,050.00			2.60%	\$ 17,989.00
TOTAL				\$2,792,558.96	\$2,180,041.00			\$1,500,990.97	\$519,833.64		100.00%	\$ 691,455.10

KEY

POC - Proof of Claim

DIS - Claimants' Discovery Response

LSA - EquityBuild Lender Statement of Accounts

POS - Claimant's Position Statement

WF - Wells Fargo Bank Records

EquityBuild
 Group 1 Distributions
 7201 S Constance Avenue (Property 78)

Claimant Name	Claim Number	Claimant Submissions	Claim Category as Identified on Claim Form	Amount Claimed to be Invested in Property	Secured Claim Remaining	Distributions Received on Investment	Source	Maximum Potential Distribution from Proceeds of Sale	Maximum Unsecured Claim from this Investment	Notes	Percentage by claimant	Preliminary Amount of Final Distribution
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Calculation of Funds Available for Distribution	
Account balance as of 2/28/23	\$ 974,787.78
Fee allocations Apps 1-18	\$ (92,675.11)
Credit 17th fee app payment	\$ 470.27
Credit agency fees paid	\$ 2,944.00
Reimbursement Third Restoration Motion (Dkt. 1393)	\$ (194,071.84)
Available for distribution	\$ 691,455.10

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