

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

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

**NOTICE OF FILING PROPOSED ORDER APPROVING DISTRIBUTION OF
PROCEEDS FROM THE SALES OF GROUP 3 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 August 29, 2023 and October 27, 2023 Orders (Dkt. 1528, 1536), he hereby files a Proposed Order for disbursement of the proceeds from the following Group 3 properties, which is attached hereto as Exhibit A:

- 7301-09 S Stewart Avenue (Property 10);
- 7500-06 S Eggleston Avenue (Property 11);
- 3030-32 E 79th Street (Property 12);
- 2909-19 E 78th Street (Property 13);
- 7549-59 S Essex Avenue (Property 14);
- 8047-55 S Manistee Avenue (Property 15); and
- 7927-49 S Essex Avenue (Properties 102-106).

The Receiver notes that an additional claim against the Chicago Capital Fund 1 properties (Properties 10, 11 and 12) has been identified since the Receiver filed his submission on Group 3 (Dkt. 1493), and, accordingly has added the claim of Double Portion Foundation to Exhibit 1 of

the proposed order. Additionally, following his notice and written confirmation to the Receiver, claimant Paul Harrison withdrew his claim against 7927-49 S Essex Avenue (Properties 102-106), and accordingly the Receiver has removed this claim from the distributions on Exhibit 3. The Receiver has also updated the calculation of funds available for distribution in Exhibits 1, 2 and 3 based on interest earned since the filing of the Receiver's Submission on Group 3 Claims on June 22, 2023 (Dkt. 1493), the approval and payment of fees allocated to the properties (Dkt. 1510, 1511), the approval of the Receiver's Twentieth Fee Application (Dkt. 1536), the submission of the Receiver's Twenty-First Fee Application (Dkt. 1538), and estimation of fees to cover the expense of making distributions to the Group 3 claimants.

A copy of the proposed order in MS Word format will be sent by electronic mail to Proposed_Order_Shah@ilnd.uscourts.gov

Dated: November 13, 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 3 Properties**, via ECF filing, to all counsel of record on November 13, 2023.

I further certify that I caused true and correct copies of the foregoing to be served upon all.

/s/ Michael Rachlis

Michael Rachlis
Rachlis Duff & Peel, LLC
542 South Dearborn Street, Suite 900
Chicago, IL 60605
Phone (312) 733-3950
Fax (312) 733-3952
mrachlis@rdaplaw.net

Exhibit A

**IN THE UNITED STATES DISTRICT COURT
FOR THE 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

**[PROPOSED] ORDER APPROVING DISTRIBUTION OF PROCEEDS
FROM THE SALE OF GROUP 3 PROPERTIES 10, 11, 12, 13, 14, 15 and 102-106**

Pursuant to this Court's Order (Dkt. 1528) determining the priority of claimants to liquidated funds from the sale of the seven estate properties located at 7301-09 S Stewart Avenue (Property 10), 7500-06 S Eggleston Avenue (Property 11), 3030-32 E 79th Street (Property 12); 2909-19 E 78th Street (Property 13), 7549-59 S Essex Avenue (Property 14), 8047-55 S Manistee Avenue (Property 15), and 7927-49 S Essex Avenue (Properties 102-106) (collectively, the "Group 3 Properties"), the Court hereby finds and ORDERS:

1. Following due notice to all potentially interested claimants: Properties 11, 14 and 102-106 were sold by the Receiver free and clear of all liens pursuant to the Court's Order entered April 24, 2019 (Dkt. 346); Properties 10, 12, and 13 were sold by the Receiver free and clear of all liens pursuant to the Court's Order entered October 15, 2019 (Dkt. 545); and Property 15 was sold by the Receiver free and clear of all liens pursuant to the Court's Order entered November 18, 2019 (Dkt. 616). Because there were no recorded mortgages on any of the Group 3 Properties, the entirety of the net proceeds from their sales were not initially held

by the Receiver in separate accounts. However, to the extent a separate account was not created at the time of closing, the Receiver subsequently created such accounts and transferred the net sales proceeds into them. (*See, e.g.*, Receiver's 20th Status Report at 10 (Dkt. 1516)) Adjustments relating to monthly interest deposits and deposits 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 Orders (Dkt. 796, 1372, 1433, 1452, 1504), additional funds were transferred into or out of these accounts, and all such additions and subtractions have been detailed in the Receiver's quarterly status reports. (Dkt. 624, 698, 757, 839, 930, 985, 1017, 1077, 1164, 1243, 1280, 1328, 1379, 1448, 1516, 1535) The balances in the accounts held by the Receiver for each property as of October 31, 2023 are set forth in Exhibits 1 to 3 to this Order.

2. The Court approved a claims process as to which fair and adequate notice was provided to all potentially interested claimants 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 3 claims (*i.e.*, claims asserting any interest in any of the Group 3 Properties) on May 15, 2023. (Dkt. 1477) That process included: (1) the June 2, 2023 filing of the Receiver's Submission on Group 3 claims (Dkt. 1493); (2) the June 29, 2023 filing of the Receiver's Amended Submission on Group 3 claims, which added an inadvertently omitted claim (Dkt. 1494); (3) the opportunity for Group 3 claimants to request leave of the Court to take discovery based on the Receiver's

submission; (4) the opportunity for Group 3 claimants to file a responsive position statement with the Court; (5) the Court's July 11, 2023 order repeating the deadline for responses to the Receiver's Amended Submission (Dkt. 1504); (6) the July 21, 2023 filing of the Receiver's Status Report on the Group 3 Claims Process, which notified the Court that no responses had been filed or sent to the Receiver (Dkt. 1509); and (7) the Court's June 29, 2023 Order accepting the Receiver's proposal for Group 3 distributions (Dkt. 1528). The Receiver served each of the foregoing items upon all claimants asserting an interest in one or more of the Group 3 Properties.

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 seven Group 3 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 motions to approve the allocation of legal fees to estate properties, including the Group 3 Properties, for the period from August 2018 through June 2022 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 fee allocation motions and to Magistrate Judge Kim's orders granting the Receiver's fee allocation motions and overruling objections thereto (*e.g.*, Dkt. 1381, 1419, 1490, 1491).

6. Adequate and fair notice of the Receiver's fee applications and proposed fee allocations for the period from July 2022 through June 2023 also has been provided to all claimants. (Dkt. 1332, 1384, 1478, 1517) All claimants have had a full and fair opportunity to

assert their interests and any objections to the allocations in the Receiver's fee applications for this period. The Receiver also filed a twenty-first fee application, including proposed fee allocations, on November 9, 2023, and provided notice to all claimants. (Dkt. 1538)

7. Recognizing that no Group 3 claimant has objected to the allocations to the Group 3 Properties for any of the Receiver's twenty prior fee applications, and that claimants have expressed to the Court their strong desire that these distributions be made without further delay, the Court hereby approves the allocations to the seven Group 3 Properties set forth in the Receiver's Twenty-First Fee Application (Dkt. 1538), which are between \$475.51 and \$702.01 for each of the properties, as well as the Receiver's estimated fees of \$1,000 per property for his work during the Fourth Quarter of 2023 to make distributions pursuant to this Order.

8. The Court hereby reiterates its findings set forth in the minute order entered on August 29, 2023, as follows:

The court agrees with the Receiver that the investor lenders have secured interests (at a minimum under equitable principles because of the representations in the promissory notes and the appearances of mortgage instruments). The balances are less than the principal owed to the claimants and the court rejects claims for interest, fees, and penalties. The court agrees that credits or setoffs should be applied for distributions previously received, because of the Ponzi-scheme nature of the fraud and the horizontal fairness and administrability achieved across claimants by accounting for distributions received by individual investors. The City of Chicago's claim is disallowed, based on the Receiver's receipt of a payment certificate. Allred's claim is disallowed, based on his role in perpetuating the scheme. The Young claim is withdrawn; the White Tiger

claim will be considered against the subsequent loan; and the court accepts the Receiver's combination of the Vagmi LLC claims, and cancellation of duplicate claims.

In sum, the court accepts the Receiver's proposal for Group 3 distributions.

9. The Court further finds that the claim of Paul Harrison is withdrawn, and the claim of Double Portion Foundation is appropriately added to Exhibit 1, attached hereto and included herewith as part of this Order.

10. Accordingly, the Court approves the Receiver's recommendation of final distributions as set forth in Exhibits 1 to 3 to this Order, subject to a final accounting and adjustment that may be required prior to distribution, due to interest accrued through the date of distribution. To be clear, the Receiver is authorized to make adjustments to the distribution amounts due to Group 3 claimants shown as receiving a distribution on Exhibit 1, prior to distribution, in order to account for interest accrued on the proceeds held in the Receiver's accounts for the Group 3 Properties through the date of distribution in order to distribute all funds in each of the Receiver's accounts for the Group 3 Properties.

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. To be clear, all amounts for professional fees previously ordered to be held back with respect to the Group 3 Properties are no longer held back and shall be distributed to the professionals who performed the work associated with such fees as reflected in the Receiver's first through twenty-first fee applications.

Entered:

Manish S. Shah
United States District Court Judge

Date: _____

CCF1 (7500 S. Eggleston, 3030 E. 79th & 7301 S. Stewart)	Claim No.	Amount Claimed Invested (from POC)	"Secured" Claim Remaining	Pre-Rollover Distributions	Distributions Received on Investment	Source	Total Distributions	Maximum Potential Distribution from Proceeds of Sale	Notes	Percentage of Total Claims	Preliminary Amount of Final Distribution
Adir Hazan	10-143	\$50,000.00	\$50,000.00		\$4,233.35	POC	\$4,233.35	\$45,766.65		0.93%	\$ 14,944.31
Agee Family Trust c/o Scott R. Agee	10-2001	\$75,000.00	\$75,000.00		\$6,336.33	POC	\$6,336.33	\$68,663.67		1.39%	\$ 22,420.94
Alan Schankman	10-2096	\$108,958.00	\$100,000.00		\$8,098.89	LSA	\$8,098.89	\$91,901.11	The Receiver recommends disallowing the \$8,958 accrued interest that was rolled into this investment	1.86%	\$ 30,008.72
Asians Investing In Real Estate LLC	10-503	\$100,000.00	\$100,000.00		\$9,569.09	POC, LSA	\$9,569.09	\$90,430.91		1.83%	\$ 29,528.65
Baron Real Estate Holdings, LLC., Ihab Shahawi and Vivian ELShahawi, members	10-1347	\$300,000.00	\$300,000.00	\$71,933.34	\$22,908.33	LSA	\$94,841.67	\$205,158.33	Pre-rollover distributions on loan secured by 4533 S Calumet	4.15%	\$ 66,990.91
Bernadette Chen (Eleven St Felix St. Realty)	10-2012	\$50,000.00	\$50,000.00	\$10,770.84	\$3,780.57	LSA	\$14,551.41	\$35,448.59	Pre-rollover distributions on loan secured by 4533 S Calumet	0.72%	\$ 11,575.13
Bright Venture, LLC	10-84	\$52,500.00	\$52,500.00		\$3,825.33	POC, LSA	\$3,825.33	\$48,674.67		0.99%	\$ 15,893.87
Bruce A Walter (Equity Trust Corp FBO Bruce Walter IRA)	10-137	\$25,000.00	\$25,000.00		\$1,837.76	POC, LSA	\$1,837.76	\$23,162.24		0.47%	\$ 7,563.23
Captain Jack, LLC c/o John McDevitt	10-2091	\$20,000.00	\$20,000.00	\$4,308.34	\$1,527.24	LSA	\$5,835.58	\$14,164.42	Pre-rollover distributions on loan secured by 4533 S Calumet	0.29%	\$ 4,625.15
CLOVE, LLC	10-723	\$23,000.00	\$23,000.00		\$1,487.34	POC, LSA	\$1,487.34	\$21,512.66		0.44%	\$ 7,024.59
David E. Chambers	10-553	\$50,000.00	\$50,000.00		\$6,628.23	POC	\$6,628.23	\$43,371.77	Lenders are David E and Cindy L Chambers	0.88%	\$ 14,162.30
Dee Ann Nason	10-453	\$50,000.00	\$50,000.00	\$11,270.84	\$4,072.57	LSA	\$15,343.41	\$34,656.59	Pre-rollover distributions on loan secured by 4533 S Calumet	0.70%	\$ 11,316.51
Degenhardt, Duane A	10-2015	\$50,000.00	\$50,000.00		\$4,126.57	LSA	\$4,126.57	\$45,873.43		0.93%	\$ 14,979.18
Distributive Marketing Inc.	10-806	\$50,000.00	\$50,000.00		\$4,230.57	LSA	\$4,230.57	\$45,769.43		0.93%	\$ 14,945.22
Double Portion Foundation	10-433	\$40,000.00	\$40,000.00	\$9,765.61	\$3,057.43	LSA	\$12,823.04	\$27,176.96	Pre-rollover distributions on loan secured by 4533 S Calumet	0.55%	\$ 8,874.17
Edge Investments, LLC, Janet F. Turco, Owner/Member IRA	10-180	\$70,175.00	\$70,000.00	\$21,583.33	\$5,938.24	LSA	\$27,521.57	\$42,478.43	The Receiver recommends disallowing the \$175 accrued interest that was rolled into this investment. Pre-rollover distributions on loan secured by 7107 S Bennett.	0.86%	\$ 13,870.60
Ellen Liu	10-1354	\$250,000.00	\$250,000.00		\$25,569.76	LSA	\$25,569.76	\$224,430.24		4.54%	\$ 73,283.82
FIVE STAR CAPITAL GROUP, LLC	10-1246	\$250,000.00	\$250,000.00		\$26,423.76	LSA+	\$26,423.76	\$223,576.24		4.53%	\$ 73,004.96
Francisco Fernandez	10-1450	\$250,000.00	\$250,000.00		\$26,590.76	LSA	\$26,590.76	\$223,409.24		4.52%	\$ 72,950.43
Frank and Laura Sohm	10-906	\$26,000.00	\$26,000.00		\$1,891.91	LSA	\$1,891.91	\$24,108.09		0.49%	\$ 7,872.08
Frank Sohm IRA	10-558	\$10,000.00	\$10,000.00		\$582.00	POC	\$582.00	\$9,418.00		0.19%	\$ 3,075.29
Fredric R. Gottlieb (South Florida Realty Management & Investments)	10-1215	\$100,000.00	\$100,000.00		\$7,486.09	POC, LSA	\$7,486.09	\$92,513.91		1.87%	\$ 30,208.82
GEGO NADLAN REALTY LLC	10-104	\$50,000.00	\$50,000.00		\$2,900.01	LSA	\$2,900.01	\$47,099.99		0.95%	\$ 15,379.69
Grathia Corp	10-1445	\$100,000.00	\$100,000.00		\$9,201.09	LSA	\$9,201.09	\$90,798.91		1.84%	\$ 29,648.82
H&W Management Company, Inc.	10-1053	\$327,616.00	\$327,616.00		\$25,408.13	POC, LSA	\$25,408.13	\$302,207.87		6.12%	\$ 98,680.77
Influx Investments LLC	10-744	\$25,000.00	\$25,000.00		\$1,908.76	LSA	\$1,908.76	\$23,091.24		0.47%	\$ 7,540.05
iPlanGroup Agent for Custodian FBO Mark Young	10-1446	\$50,000.00	\$0.00					\$0.00	Claimant confirmed by 6/6/18 email that his POC was in error and he is withdrawing this claim.	0.00%	\$ -
JLO Enterprises LLC	10-726	\$250,000.00	\$250,000.00		\$16,166.66	LSA	\$16,166.66	\$233,833.34		4.73%	\$ 76,354.24
JML Roth LLC	10-725	\$30,000.00	\$30,000.00		\$1,940.00	POC, LSA	\$1,940.00	\$28,060.00		0.57%	\$ 9,162.51
Juliette Farr-Barksdale & Thomas Farr	10-2074	\$45,000.00	\$45,000.00		\$3,358.00	LSA	\$3,358.00	\$41,642.00	Claim submitted on 3/5/2020 after the 12/31/2019 claims bar date.	0.84%	\$ 13,597.48
Kevin Kon	10-492	\$50,000.00	\$50,000.00		\$3,988.90	LSA	\$3,988.90	\$46,011.10		0.93%	\$ 15,024.13
Kennett, Victor S - Kennett Family Trust	10-2033	\$200,000.00	\$200,000.00		\$18,939.24	POC, LSA	\$18,939.24	\$181,060.76		3.66%	\$ 59,122.27
KKW Investments, LLC	10-336	\$2,000.00	\$2,000.00	\$305.26	\$0.00	POC, LSA	\$305.26	\$1,694.74	Pre-rollover distributions on loan secured by 6437 S Kenwood	0.03%	\$ 553.39
Knickerbocker LLC	10-2035	\$55,387.00	\$50,000.00		\$3,704.89	LSA	\$3,704.89	\$46,295.11	The Receiver recommends disallowing the \$5,387 accrued interest that was rolled into this investment	0.94%	\$ 15,116.87
LaMore, LLC (George Elmore & Marti LaTour)	10-765	\$250,000.00	\$250,000.00		\$27,499.98	POC	\$27,499.98	\$223,500.02		4.53%	\$ 73,011.82
Laura J. Sohm IRA	10-970	\$14,000.00	\$14,000.00		\$1,002.57	LSA	\$1,002.57	\$12,997.43		0.26%	\$ 4,244.09
LMI Sales, Inc.	10-1346	\$100,000.00	\$100,000.00	\$20,583.27	\$9,461.09	LSA	\$30,044.36	\$69,955.64	Pre-rollover distributions on loan secured by 7760 S Coles	1.42%	\$ 22,842.81
Low Altitude, LLC	10-273	\$100,000.00	\$100,000.00		\$8,078.56	POC, LSA	\$8,078.56	\$91,921.44		1.86%	\$ 30,015.36
Madison Trust Acc Nr M1707067 fbo Harry L Shaffer	10-2053	\$100,000.00	\$100,000.00		\$9,252.29	POC	\$9,252.29	\$90,747.71		1.84%	\$ 29,632.10
Madison Trust Company Custodian FBO Cynthia B. Jennings IRA #M1710119	10-269	\$100,000.00	\$100,000.00		\$9,411.09	POC, LSA	\$9,411.09	\$90,588.91		1.83%	\$ 29,580.25
Madison Trust Company FBO. Mehernosh Pithawalla (M1704056)	10-1087	\$25,000.00	\$25,000.00		\$1,836.09	LSA	\$1,836.09	\$23,163.91		0.47%	\$ 7,563.78
Mark A Miller ATF Domaskin Revocable Trust Aug. 8, 2006	10-2040	\$50,000.00	\$50,000.00		\$4,205.57	LSA	\$4,205.57	\$45,794.43		0.93%	\$ 14,953.38
Mark and Julie Akita	10-1364	\$100,000.00	\$100,000.00		\$9,478.09	POC, LSA	\$9,478.09	\$90,521.91		1.83%	\$ 29,558.37
Mark P. Mouty	10-165	\$25,000.00	\$25,000.00		\$1,896.76	LSA	\$1,896.76	\$23,103.24		0.47%	\$ 7,543.96
Mitchell Young Trust	10-1456	\$30,000.00	\$30,000.00		\$2,291.33	LSA	\$2,291.33	\$27,708.67		0.56%	\$ 9,047.79
Nisha Gupta 401(K) Profit Sharing Plan & Trust	10-1312	\$75,000.00	\$75,000.00		\$7,902.33	POC, LSA	\$7,902.33	\$67,097.67		1.36%	\$ 21,909.59
Nisha Gupta Defined Benefit Plan and Trust	10-1311	\$175,000.00	\$175,000.00		\$18,438.43	POC, LSA	\$18,438.43	\$156,561.57		3.17%	\$ 51,122.48
Paul N. Wilmesmeier	10-300	\$25,000.00	\$25,000.00	\$5,510.41	\$2,037.76	POC, LSA	\$7,548.17	\$17,451.83	Pre-rollover distributions on loan secured by 4533 S Calumet	0.35%	\$ 5,698.59
PNW Investments, LLC	10-332	\$10,000.00	\$10,000.00	\$1,498.58	\$0.00	POC	\$1,498.58	\$8,501.42	Pre-rollover distributions on loan secured by 6437 S Kenwood	0.17%	\$ 2,775.99
PSB Investment Trust - Stephen Boynton	10-280	\$50,000.00	\$50,000.00		\$4,268.57	LSA	\$4,268.57	\$45,731.43		0.93%	\$ 14,932.81
QuestIRA/FBOFrancisDWebb1437711	10-218	\$36,222.00	\$33,818.00		\$2,937.79	POC, LSA	\$2,937.79	\$30,880.21	The Receiver recommends disallowing the \$2,404.00 accrued interest that was rolled into this investment	0.63%	\$ 10,083.40
Rajitha Dundigalla	10-653	\$50,000.00	\$50,000.00		\$4,318.57	LSA	\$4,318.57	\$33,474.54		0.68%	\$ 10,930.53
Randall Sotka	10-1207	\$100,000.00	\$100,000.00		\$9,303.09	POC, LSA	\$9,303.09	\$90,696.91		1.84%	\$ 29,615.51
RID Denouement Holding Company, LLC	10-483	\$100,000.00	\$100,000.00		\$9,361.09	LSA	\$9,361.09	\$90,638.91		1.83%	\$ 29,596.57
Robert E. Jeter	10-1230	\$150,000.00	\$150,000.00		\$13,200.00	LSA	\$13,200.00	\$136,800.00		2.77%	\$ 44,669.68

CCF1 (7500 S. Eggleston, 3030 E. 79th & 7301 S. Stewart)	Claim No.	Amount Claimed Invested (from POC)	"Secured" Claim Remaining	Pre-Rollover Distributions	Distributions Received on Investment	Source	Total Distributions	Maximum Potential Distribution from Proceeds of Sale	Notes	Percentage of Total Claims	Preliminary Amount of Final Distribution
Ronald Tucker and Paula Tucker	10-1398	\$51,583.00	\$51,583.00		\$4,139.20	LSA	\$4,139.20	\$47,443.80	This claim consists of five separate loans from the following lenders: (1) Ron Tucker TTEE 401K Top Mark Home Solutions; (2) CAMA SDIRA LLC FBO Paula Tucker Roth IRA; (3) CAMA SDIRA LLC FBO Ronald Tucker IRA, (4) CAMA SDIRA LLC FBO Ronald Tucker Roth IRA and (5) CAMA SDIRA LLC FBO Ronald Tucker HSA	0.96%	\$ 15,491.95
Sandy Kikerpill, Fresh Advantage	10-875	\$100,000.00	\$100,000.00		\$9,161.09	LSA	\$9,161.09	\$90,838.91		1.84%	\$ 29,661.88
Schankman, Michael	10-2052	\$50,000.00	\$50,000.00	\$3,855.57	\$3,555.57	LSA	\$7,411.14	\$42,588.86	Pre-rollover distributions on loan secured by 7024 S Paxton	0.86%	\$ 13,906.66
Steve Weera Tonasut and Esther Kon Tonasut	10-303	\$100,000.00	\$100,000.00		\$10,204.00	POC	\$10,204.00	\$89,796.00		1.82%	\$ 29,321.33
Steven Trzaska	10-141	\$67,000.00	\$67,000.00		\$3,915.77	LSA	\$3,915.77	\$63,084.23		1.28%	\$ 20,599.07
Stilwell, Heidi	10-2055	\$100,000.00	\$100,000.00		\$9,478.09	POC, LSA	\$9,478.09	\$90,521.91		1.83%	\$ 29,558.37
Sunwest Trust FBO Francis Webb 1510692	10-288	\$27,000.00	\$27,000.00	\$5,130.00	\$2,260.00	POC	\$7,390.00	\$19,610.00	Pre-rollover distributions on loan secured by 7450 S Luella	0.40%	\$ 6,403.31
Teresita M. Shelton	10-330	\$50,000.00	\$50,000.00		\$4,288.57	LSA	\$4,288.57	\$45,711.43		0.93%	\$ 14,926.28
TFG Retirement Trust	10-665	\$100,000.00	\$100,000.00		\$8,486.09	POC, LSA	\$8,486.09	\$91,513.91		1.85%	\$ 29,882.29
Vagmi, LLC	10-1462	\$50,000.00	\$50,000.00		\$4,151.57	POC, LSA	\$4,151.57	\$45,848.43		0.93%	\$ 14,971.01
Wanda M. Behling	10-1025	\$32,500.00	\$32,500.00		\$2,195.94	POC, LSA	\$2,195.94	\$30,304.06		0.61%	\$ 9,895.27
White Tiger Revocable Trust, Ira Lovitch, Zinaida Lovitch (aka Zina Goltsev/Goltseva), Trustees	10-537	\$17,000.00	\$0.00					\$0.00	Claimant agreed to rollover this loan to a secured investment in 7546 S Saginaw.	0.00%	\$ -
William H. Akins, Jr.	10-2003	\$25,000.00	\$25,000.00		\$1,823.76	LSA	\$1,823.76	\$23,176.24		0.47%	\$ 7,567.80
Ying Xu (Brainwave Investments)	10-134	\$75,000.00	\$75,000.00		\$6,021.33	LSA	\$6,021.33	\$68,978.67		1.40%	\$ 22,523.79
TOTAL		\$ 5,695,941.00	\$ 5,612,017.00					\$4,940,812.11		100.00%	\$ 1,613,336.95

Property Address	Property #	Account balances as of 10/31/2023:	Fee allocations App 20	Fee allocations App 21	Estimated Fees after 9/30/23	Amount Available for Distribution
7301-09 S Stewart Avenue	10	\$ 528,558.20	\$ 6,758.87	\$ 702.01	\$ 1,000.00	
7500-06 S Eggleston Avenue	11	\$ 795,620.38	\$ 6,912.54	\$ 702.01	\$ 1,000.00	
3030-32 E 79th Street	12	\$ 314,694.68	\$ 6,758.87	\$ 702.01	\$ 1,000.00	
		\$ 1,638,873.26	\$ 20,430.28	\$ 2,106.03	\$ 3,000.00	\$ 1,613,336.95

CCF2 (2909-19 E 78th, 7549-59 S Essex, 8047-55 S Manistee)	Claim No.	Amount Claimed Invested (from POC)	"Secured" Claim Remaining	Pre-Rollover Distributions	Distributions Received on Investment	Source	Total Distributions	Maximum Potential Distribution from Proceeds of Sale	Notes	Percentage by claimant	Preliminary Amount of Final Distribution
Adir Hazan	13-143	\$50,000.00	\$50,000.00		\$3,856.93	LSA	\$3,856.93	\$46,143.07		0.66%	\$ 19,533.23
Agee Family Trust c/o Scott R. Agee	13-2001	\$55,000.00	\$55,000.00		\$2,311.53	POC, LSA	\$2,311.53	\$52,688.47		0.75%	\$ 22,304.02
Alan & Sheree Gravely	13-298	\$100,000.00	\$100,000.00		\$3,463.93	LSA	\$3,463.93	\$96,536.07	Lender is Alan Gravely	1.38%	\$ 40,865.54
Anatoly B. Naritsin	13-2078	\$55,417.00	\$50,000.00		\$3,727.93	LSA	\$3,727.93	\$46,272.07		0.66%	\$ 19,587.84
Asians Investing in Real Estate LLC	13-503	\$60,000.00	\$60,000.00		\$2,323.33	POC, LSA	\$2,323.33	\$57,676.67		0.83%	\$ 24,415.62
Bancroft, Ed	13-2008	\$20,000.00	\$20,000.00		\$1,297.21	LSA	\$1,297.21	\$18,702.79		0.27%	\$ 7,917.24
Benjamin J Serebin	13-1288	\$150,000.00	\$150,000.00		\$8,501.39	LSA	\$8,501.39	\$141,498.61		2.03%	\$ 59,899.03
Bernadette Chen (Eleven St Felix St. Realty)	13-2012	\$50,000.00	\$50,000.00		\$1,936.10	LSA	\$1,936.10	\$48,063.90		0.69%	\$ 20,346.36
BLT Florida, LLC	13-1384	\$100,000.00	\$100,000.00		\$8,019.80	LSA+	\$8,019.80	\$91,980.20		1.32%	\$ 38,936.95
Bright Venture, LLC	13-84	\$50,000.00	\$50,000.00		\$2,393.05	POC, LSA	\$2,393.05	\$47,606.95		0.68%	\$ 20,152.92
Bruce A Walter (Equity Trust Corp FBO Bruce Walter IRA)	13-137	\$40,000.00	\$40,000.00		\$2,040.01	POC, LSA	\$2,040.01	\$37,959.99		0.54%	\$ 16,069.18
Chestnut Capital LLC	13-1460	\$60,000.00	\$60,000.00		\$2,500.00	POC	\$2,500.00	\$57,500.00		0.82%	\$ 24,340.83
City of Chicago	13-693	\$5,485.37	\$0.00					\$0.00	This claim relates to an unpaid water bill which was paid at the closing of the Receiver's sale of the property and a full payment certificate was issued.	0.00%	\$ -
Cynthia Love	13-132	\$100,000.00	\$100,000.00		\$5,683.34	POC, LSA	\$5,683.34	\$94,316.66		1.35%	\$ 39,926.02
David Ashley Lawrence Johnson investing under	13-170	\$100,000.00	\$100,000.00		\$3,258.34	LSA	\$3,258.34	\$96,741.66		1.39%	\$ 40,952.57
Endurance Capital Management LLC	13-267	\$150,000.00	\$150,000.00		\$6,304.17	LSA	\$6,304.17	\$143,695.83		2.06%	\$ 60,829.15
David M Harris	13-801	\$250,000.00	\$250,000.00		\$12,673.62	LSA	\$12,673.62	\$237,326.38		3.40%	\$ 100,464.73
David Marcus	13-453	\$50,000.00	\$50,000.00		\$2,322.22	LSA	\$2,322.22	\$47,677.78		0.68%	\$ 20,182.90
Dee Ann Nason	13-2015	\$150,000.00	\$150,000.00		\$8,973.61	LSA	\$8,973.61	\$141,026.39		2.02%	\$ 59,699.13
Degenhardt, Duane A	13-584	\$100,000.00	\$100,000.00		\$6,676.00	POC	\$6,676.00	\$93,324.00		1.34%	\$ 39,505.81
DK Phenix Investments LLC	13-708	\$75,000.00	\$75,000.00		\$5,006.25	POC, LSA	\$5,006.25	\$69,993.75		1.00%	\$ 29,629.67
Doron Reichenberg	13-1080	\$15,000.00	\$0.00					\$0.00	This is a duplicate of claim 13-351 (Narine Nebel). Narine Nebel is the lender.	0.00%	\$ -
Douglas Nebel and Narine Nebel	13-1408	\$60,000.00	\$60,000.00		\$3,608.33	POC, LSA	\$3,608.33	\$56,391.67		0.81%	\$ 23,871.66
Duke E. Heger and Viviana Heger	13-180	\$104,000.00	\$104,000.00	\$34,299.14	\$4,911.10	LSA	\$39,210.24	\$64,789.76	Pre-rollover distributions on loans secured by 109 N. Laramie and 5201 W Washington	0.93%	\$ 27,426.73
Edge Investments, LLC, Janet F. Turco, Owner/Member IRA	13-205	\$50,000.00	\$50,000.00		\$2,652.77	POC, LSA	\$2,652.77	\$47,347.23		0.68%	\$ 20,042.98
Elizabeth Riley Gerber	13-2021	\$25,000.00	\$25,000.00		\$1,551.00	POC	\$1,551.00	\$23,449.00		0.34%	\$ 9,926.40
Ferrara, Judith (CAMAPlan f.b.o Judith D. Ferrara, Roth IRA)	13-1450	\$50,000.00	\$50,000.00		\$1,652.77	LSA	\$1,652.77	\$48,347.23		0.69%	\$ 20,466.29
Francisco Fernandez	13-906	\$10,000.00	\$10,000.00		\$620.28	LSA	\$620.28	\$9,379.72		0.13%	\$ 3,970.61
Frank and Laura Sohm	13-558	\$40,000.00	\$40,000.00	\$10,613.33	\$0.00	POC	\$10,613.33	\$29,386.67	Pre-rollover distributions on loan secured by 7823 S Essex	0.42%	\$ 12,439.93
Frank Sohm IRA	13-1177	\$100,000.00	\$100,000.00		\$4,266.67	POC	\$4,266.67	\$95,733.33		1.37%	\$ 40,525.72
Fredric R. Gottlieb	13-1215	\$175,000.00	\$174,250.00	\$21,558.33	\$10,276.40	POC, LSA	\$31,834.73	\$142,415.27	Pre-rollover distributions on loan secured by 5201 Washington	2.04%	\$ 60,287.07
Fredric R. Gottlieb (South Florida Realty Management & Investments)	13-1141	\$50,000.00	\$50,000.00		\$661.11	POC, LSA	\$661.11	\$49,338.89		0.71%	\$ 20,886.08
Freyja Partners, a California Limited Partnership	13-98	\$200,000.00	\$200,000.00		\$7,731.55	POC	\$7,731.55	\$192,268.45		2.75%	\$ 81,390.86
Gary Kucera	13-66	\$50,000.00	\$50,000.00		\$2,676.38	LSA	\$2,676.38	\$47,323.62		0.68%	\$ 20,032.98
Gurinder Singh Dhillon	13-1132	\$50,000.00	\$50,000.00		\$2,101.38	POC, LSA	\$2,101.38	\$47,898.62		0.69%	\$ 20,276.39
IP Holdings, LLC	13-728	\$7,000.00	\$7,000.00		\$350.40	LSA	\$350.40	\$6,649.60		0.10%	\$ 2,814.90
iPlan Group FBO Randall Pong IRA	13-2057	\$100,000.00	\$100,000.00		\$4,643.95	POC	\$4,643.95	\$95,356.05		1.37%	\$ 40,366.01
James Tutsock	13-188	\$60,000.00	\$60,000.00		\$2,663.33	LSA	\$2,663.33	\$57,336.67		0.82%	\$ 24,271.69
Jane Shafrin	13-797	\$100,000.00	\$100,000.00		\$5,208.50	LSA	\$5,208.50	\$94,791.50		1.36%	\$ 40,127.03
Jason Ragan - TSA	13-796	\$54,500.00	\$54,500.00		\$3,964.86	LSA	\$3,964.86	\$50,535.14		0.72%	\$ 21,392.48
Jason Ragan - TSA	13-279	\$50,000.00	\$50,000.00		\$3,759.88	LSA+	\$3,759.88	\$46,240.12	Lender is JDM 401K Trust	0.66%	\$ 19,574.31
Jeffery B McMeans	13-888	\$50,000.00	\$50,000.00	\$6,680.60	\$1,625.27	LSA	\$8,305.87	\$41,694.13	Pre-rollover distributions on loan secured by 7051 S Bennett	0.60%	\$ 17,649.91
Jerry Adamsky/Adaz LLC	13-726	\$33,000.00	\$33,000.00		\$2,062.50	POC	\$2,062.50	\$30,937.50		0.44%	\$ 13,096.43
JLO Enterprises LLC	13-1209	\$50,000.00	\$50,000.00		\$3,101.38	LSA	\$3,101.38	\$46,898.62		0.67%	\$ 19,853.07
John Ascitutto	13-2004	\$50,000.00	\$50,000.00					\$0.00	Receiver recommends that former EquityBuild employee who actively participated in marketing the fraudulent scheme be disqualified from receive a distribution	0.00%	\$ -
John B. Allred & Glenda K. Allred	13-1376	\$50,000.00	\$50,000.00		\$2,644.43	POC, LSA	\$2,644.43	\$47,355.57		0.68%	\$ 20,046.51
John Hutchison	13-1367	\$50,000.00	\$50,000.00		\$1,841.66	LSA	\$1,841.66	\$48,158.34		0.69%	\$ 20,386.33
Joseph P. McCarthy	13-86	\$50,000.00	\$50,000.00		\$2,278.47	LSA+	\$2,278.47	\$47,721.53		0.68%	\$ 20,201.42
Jossie Romero	13-1179	\$200,000.00	\$200,000.00		\$11,083.33	LSA	\$11,083.33	\$188,916.67		2.71%	\$ 79,971.99
Karl R. DeKlotz	13-492	\$45,000.00	\$45,000.00		\$2,408.75	LSA	\$2,408.75	\$42,591.25		0.61%	\$ 18,029.68
Kelvin Kon	13-755	\$235,000.00	\$235,000.00		\$23,611.98	LSA	\$23,611.98	\$211,388.02		3.03%	\$ 89,484.53
Kirk Road Investments, LLC	13-844	\$25,000.00	\$25,000.00		\$1,338.20	POC, LSA	\$1,338.20	\$23,661.80		0.34%	\$ 10,016.49
Kristien Van Hecke as trustee of DK Phenix Investments LLC 401(k) FBO Kristien Van Hecke*	13-657	\$100,000.00	\$100,000.00		\$4,597.23	LSA	\$4,597.23	\$95,402.77		1.37%	\$ 40,385.79
Krushna M Dundigalla Revocable Living Trust	13-1321	\$75,000.00	\$75,000.00		\$2,704.00	POC, LSA	\$2,704.00	\$72,296.00		1.04%	\$ 30,604.26
Lynn Kupfer											

CCF2 (2909-19 E 78th, 7549-59 S Essex, 8047-55 S Manistee)	Claim No.	Amount Claimed Invested (from POC)	"Secured" Claim Remaining	Pre-Rollover Distributions	Distributions Received on Investment	Source	Total Distributions	Maximum Potential Distribution from Proceeds of Sale	Notes	Percentage by claimant	Preliminary Amount of Final Distribution
Mark P. Mouty	13-165	\$25,000.00	\$25,000.00		\$1,409.03	LSA	\$1,409.03	\$23,590.97		0.34%	\$ 9,986.50
MarTech, Inc.	13-1056	\$600,000.00	\$600,000.00		\$36,366.67	POC, LSA	\$36,366.67	\$563,633.33		8.07%	\$ 238,596.61
Meadows Enterprises Inc, Kenyon Meadows, president	13-429	\$50,000.00	\$50,000.00		\$3,124.99	LSA	\$3,124.99	\$46,875.01		0.67%	\$ 19,843.08
Michael F Grant & L. Gretchen Grant	13-393	\$50,000.00	\$50,000.00		\$1,156.94	LSA+	\$1,156.94	\$48,843.06		0.70%	\$ 20,676.19
Michael Warner, Trustee of Warner Chiropractic Care Center, PC PSP	13-78	\$35,000.00	\$35,000.00		\$2,384.00	POC, LSA	\$2,384.00	\$32,616.00		0.47%	\$ 13,806.97
Mike M. Cocos	13-82	\$50,000.00	\$50,000.00		\$2,616.14	LSA	\$2,616.14	\$47,383.86		0.68%	\$ 20,058.48
Winchow, Donald	13-2041	\$75,000.00	\$75,000.00		\$4,821.00	POC, LSA	\$4,821.00	\$70,179.00		1.01%	\$ 29,708.09
Moran Blueshtein and Upender Subramanian	13-95	\$50,000.00	\$50,000.00		\$3,243.05	POC, LSA	\$3,243.05	\$46,756.95		0.67%	\$ 19,793.10
Nancy Fillmore	13-2022	\$25,000.00	\$25,000.00		\$684.73	LSA	\$684.73	\$24,315.27		0.35%	\$ 10,293.11
Narine Nebel	13-351	\$15,000.00	\$15,000.00		\$618.75	LSA	\$618.75	\$14,381.25		0.21%	\$ 6,087.85
Nehasri Ltd (Investment under Nehasri Ltd by Manoj Donthineni)	13-1365	\$50,000.00	\$50,000.00		\$3,384.71	LSA	\$3,384.71	\$46,615.29		0.67%	\$ 19,733.13
Nisha Gupta 401(K) Profit Sharing Plan & Trust	13-1317	\$29,500.00	\$29,500.00		\$1,495.49	POC, LSA	\$1,495.49	\$28,004.51		0.40%	\$ 11,854.84
Nisha Gupta Defined Benefit Plan and Trust	13-1307	\$80,500.00	\$80,500.00		\$3,457.57	POC, LSA	\$3,457.57	\$77,042.43		1.10%	\$ 32,613.51
Overhead Solutions Inc (Paul Collins)	13-133	\$50,000.00	\$50,000.00		\$2,511.18	POC, LSA	\$2,511.18	\$47,488.82		0.68%	\$ 20,102.91
Pat DeSantis	13-397	\$500,000.00	\$500,000.00		\$25,819.44	LSA	\$25,819.44	\$474,180.56		6.79%	\$ 200,729.57
Patricia M. McCorry, Manager McCorry Real Estate LLC	13-997	\$25,000.00	\$25,000.00		\$1,479.87	POC, LSA	\$1,479.87	\$23,520.13		0.34%	\$ 9,956.51
Paul N. Wilmesmeier	13-300	\$25,000.00	\$25,000.00		\$1,788.21	POC, LSA	\$1,788.21	\$23,211.79		0.33%	\$ 9,825.99
Petra Zoeller	13-594	\$35,000.00	\$35,000.00		\$1,371.80	LSA	\$1,371.80	\$33,628.20		0.48%	\$ 14,235.45
Prakash, Sukumar Samson	13-2047	\$150,000.00	\$100,000.00		\$4,266.67	LSA+	\$4,266.67	\$95,733.33	\$50,000 disallowed because records indicate initial loan package for \$50,000 was voided and new loan package in amount of \$100,000 reissued	1.37%	\$ 40,525.72
Quest IRA Inc FBO Larry J Eggenberger IRA	13-713	\$50,000.00	\$50,000.00		\$2,652.77	LSA	\$2,652.77	\$47,347.23		0.68%	\$ 20,042.98
Rajesh Gupta Roth IRA	13-1282	\$29,000.00	\$29,000.00		\$1,136.63	POC, LSA	\$1,136.63	\$27,863.37		0.40%	\$ 11,795.09
Rajitha Dundigalla	13-654	\$50,000.00	\$50,000.00		\$3,833.32	LSA	\$3,833.32	\$46,166.68		0.66%	\$ 19,543.23
ROBERT A LAPORTE	13-1038	\$50,000.00	\$50,000.00		\$2,313.88	POC, LSA	\$2,313.88	\$47,686.12		0.68%	\$ 20,186.43
Robert E. Jeter	13-1230	\$150,000.00	\$150,000.00		\$8,808.33	LSA	\$8,808.33	\$141,191.67		2.02%	\$ 59,769.10
Roberta Doucet, Cumen LLC	13-645	\$25,000.00	\$25,000.00		\$1,062.51	POC	\$1,062.51	\$23,937.49		0.34%	\$ 10,133.19
Roswitha M. and John S. Ennema	13-564	\$50,000.00	\$50,000.00		\$2,124.99	POC, LSA	\$2,124.99	\$47,875.01		0.69%	\$ 20,266.39
Sandy Kikerpill, Fresh Advantage	13-875	\$100,000.00	\$100,000.00		\$5,730.56	LSA	\$5,730.56	\$94,269.44		1.35%	\$ 39,906.03
Scott Eaton	13-1470	\$20,000.00	\$20,000.00		\$925.55	LSA	\$925.55	\$19,074.45		0.27%	\$ 8,074.57
Shreeja LLC	13-1444	\$50,000.00	\$50,000.00		\$4,397.38	POC, LSA	\$4,397.38	\$45,602.62		0.65%	\$ 19,304.45
Sonoca Corporation	13-422	\$50,000.00	\$50,000.00		\$2,369.44	POC, LSA	\$2,369.44	\$47,630.56		0.68%	\$ 20,162.91
Sri Navalpakkam (AniPri Enterprises LLC)	13-484	\$100,000.00	\$100,000.00		\$6,486.11	LSA	\$6,486.11	\$93,513.89	Lender is AniPri Enterprises LLC	1.34%	\$ 39,586.19
STANLEY SCOTT	13-146	\$60,000.00	\$60,000.00		\$3,155.00	POC, LSA	\$3,155.00	\$56,845.00		0.81%	\$ 24,063.56
Steve Weera Tonasut and Esther Kon Tonasut	13-304	\$150,000.00	\$150,000.00		\$7,982.00	POC, LSA	\$7,982.00	\$142,018.00	Lender is The Tonasut Family Trust dated June 14, 2004	2.03%	\$ 60,118.90
Steven G. Mouty	13-821	\$115,000.00	\$115,000.00		\$5,286.81	POC, LSA	\$5,286.81	\$109,713.19		1.57%	\$ 46,443.66
Steven K Chennappan	13-1266	\$100,000.00	\$100,000.00		\$5,682.00	POC, LSA	\$5,682.00	\$94,318.00		1.35%	\$ 39,926.59
Thomas F. Gordon	13-2023	\$32,000.00	\$32,000.00		\$906.66	LSA	\$906.66	\$31,093.34		0.45%	\$ 13,162.40
Timothy S Sharp	13-76	\$50,000.00	\$50,000.00		\$3,738.88	POC, LSA	\$3,738.88	\$46,261.12		0.66%	\$ 19,583.20
Toramba Trust (ROTH) Matthew Boyd, Trustee	13-2062	\$100,000.00	\$100,000.00		\$4,266.67	LSA	\$4,266.67	\$95,733.33		1.37%	\$ 40,525.72
US Freedom Investments, LLC	13-1234	\$25,000.00	\$25,000.00		\$1,050.70	LSA	\$1,050.70	\$23,949.30		0.34%	\$ 10,138.19
Vagmi LLC	13-1467	\$25,000.00	\$0.00						This loan has been combined with 13-1465	0.00%	\$ -
Vagmi LLC	13-1465	\$50,000.00	\$75,000.00		\$3,896.53	POC, LSA	\$3,896.53	\$71,103.47	Loans 13-1465 and 13-1467 are the same lender and have been combined for simplicity	1.02%	\$ 30,099.44
Yaron Fisher	13-479	\$108,617.00	\$98,000.00		\$7,534.00	POC, LSA	\$7,534.00	\$90,466.00	The Receiver recommends disallowing the \$10,617 accrued interest that was rolled into this investment	1.30%	\$ 38,295.96
TOTAL		\$7,594,019.37	\$7,456,750.00					\$6,980,391.02		100.00%	\$ 2,954,931.12

Calculation of Funds Available for Distribution						
Property Address	Property #	Account balances as of 10/31/2023:	Fee allocations App 20	Fee allocations App 21	Estimated Fees after 9/30/23	Amount Available for Distribution
2909-19 E 78th Street	13	\$ 1,127,112.25	\$ 7,377.65	\$ 475.51	\$ 1,000.00	
7549-59 S Essex Avenue	14	\$ 1,050,759.56	\$ 7,290.65	\$ 475.51	\$ 1,000.00	
8047-55 S Manistee Avenue	15	\$ 803,251.19	\$ 7,097.05	\$ 475.51	\$ 1,000.00	
		\$ 2,981,123.00	\$ 21,765.35	\$ 1,426.53	\$ 3,000.00	\$ 2,954,931.12

SSPH 7927-49 S Essex LLC (7927-49 S. Essex Ave) (Properties 102-106)	Claim No.	Amount Claimed Invested (from POC)	"Secured" Claim Remaining	Pre-Rollover Distributions	Distributions Received on Investment	Source	Total Distributions	Maximum Potential Distribution from Proceeds of Sale	Notes	Percentage of Total Claims	Preliminary Amount of Final Distribution
Asians Investing In Real Estate LLC	102-503	\$ 119,000.00	\$ 119,000.00	10997.5	\$ 11,639.42	POC, LSA	\$ 22,636.92	\$ 96,363.08	Pre-rollover distributions on loan secured by 4533 S Calumet Pre-rollover distributions on loan secured by 7304 S St. Lawrence	4.10%	\$ 25,082.41
Bernadette Chen (Eleven St Felix St. Realty)	102-2012	\$ 50,000.00	\$ 50,000.00	10250.06	\$ 5,162.17	LSA	\$ 15,412.23	\$ 34,587.77		1.47%	\$ 9,002.87
Bright Venture, LLC	102-84	\$ 70,000.00	\$ 70,000.00		\$ 7,279.83	POC, LSA	\$ 7,279.83	\$ 62,720.17		2.67%	\$ 16,325.47
David & Florybeth Stratton	102-588	\$ 150,000.00	\$ 150,000.00		\$ 16,675.50	LSA	\$ 16,675.50	\$ 133,324.50		5.67%	\$ 34,703.12
David Ashley Lawrence Johnson investing under Endurance Capital Management LLC	102-170	\$ 100,000.00	\$ 100,000.00		\$ 10,316.33	POC, LSA	\$ 10,316.33	\$ 89,683.67		3.82%	\$ 23,343.82
David M Harris	102-267-1	\$ 100,000.00	\$ 100,000.00	\$ 9,057.76	\$ 8,500.02	POC, LSA	\$ 17,557.78	\$ 82,442.22	Pre-rollover distributions on loan secured by 7024 S Paxton Pro-rata portion of pre-rollover distributions on loan secured by 4611 S Drexel	3.51%	\$ 21,458.94
David M Harris	102-267-2	\$ 51,855.00	\$ 51,855.00	\$ 5,504.20	\$ 6,862.42	POC, LSA	\$ 12,366.62	\$ 39,488.38		1.68%	\$ 10,278.46
Degenhardt, Duane A	102-2015	\$ 100,000.00	\$ 100,000.00		\$ 10,225.33	LSA	\$ 10,225.33	\$ 89,774.67		3.82%	\$ 23,367.51
Edge Investments, LLC, Janet F. Turco, Owner/Member IRA	102-180	\$ 100,400.00	\$ 100,400.00	\$ 19,855.00	\$ 10,651.15	LSA	\$ 30,506.15	\$ 69,893.85	Pre-rollover distributions on loans secured by 2220 E 75th and 8809 S Wood Pre-rollover distributions on loans secured by 7024 S Paxton and 7616 S Phillips	2.97%	\$ 18,192.72
Francisco Fernandez	102-1450	\$ 165,000.00	\$ 165,000.00	\$ 6,438.88	\$ 15,343.25	LSA	\$ 21,782.13	\$ 143,217.87		6.10%	\$ 37,278.27
Fredric R. Gottlieb (South Florida Realty Management & Investments)	102-1215	\$ 100,000.00	\$ 100,000.00	\$ 20,583.27	\$ 8,308.33	LSA+	\$ 28,891.60	\$ 71,108.40	Pre-rollover distributions on loan secured by 6558 S Vernon	3.03%	\$ 18,508.85
Grathia Corp	102-1445	\$ 50,000.00	\$ 50,000.00		\$ 5,279.17		\$ 5,279.17	\$ 44,720.83		1.90%	\$ 11,640.41
Helen Boyd	102-2010	\$ 105,000.00	\$ 105,000.00	\$ 24,325.00	\$ 11,822.25	LSA	\$ 36,147.25	\$ 68,852.75	Pre-rollover distributions on loans secured by 7760 S Coles and 7304 S St. Lawrence	2.93%	\$ 17,921.73
Henry C. Scheuller	102-868	\$ 120,000.00	\$ 120,000.00		\$ 10,920.00	LSA	\$ 10,920.00	\$ 109,080.00		4.64%	\$ 28,392.51
LJM Sales, Inc.	102-1346	\$ 115,937.00	\$ 115,937.00		\$ 10,144.47	POC	\$ 10,144.47	\$ 105,792.53		4.50%	\$ 27,536.81
Madison Trust Company Custodian FBO Stuart Edelman	102-103	\$ 35,000.00	\$ 35,000.00		\$ 4,010.92	LSA	\$ 4,010.92	\$ 30,989.08		1.32%	\$ 8,066.17
Matthew Boyd	102-2060	\$ 314,302.00	\$ 314,302.00	\$ 72,813.38	\$ 36,171.68	LSA	\$ 108,985.06	\$ 205,316.94	Pre-rollover distributions on loans secured by 7760 S Coles and 7304 S St. Lawrence Loan amount is \$50,000. Claim included separate \$50,000 loan secured by 7748 S Essex and \$50,000 loan secured by 8326 S Ellis	8.74%	\$ 53,442.08
Michael Prokop	102-787	\$ 150,000.00	\$ 50,000.00		\$ 5,096.17	LSA	\$ 5,096.17	\$ 44,903.83		1.91%	\$ 11,688.05
OE Holdings LLC	102-852	\$ 30,000.00	\$ 30,000.00		\$ 2,795.50	POC, LSA	\$ 2,795.50	\$ 27,204.50		1.16%	\$ 7,081.08
Pacific Ocean Services Inc	102-1256	\$ 150,000.00	\$ 50,000.00		\$ 4,192.17	LSA	\$ 4,192.17	\$ 45,807.83	Loan amount is \$50,000. Claim included separate \$100,000 loan secured by 6217 S Dorchester	1.95%	\$ 11,923.35
Patricia Guillen	102-463	\$ 50,000.00	\$ 50,000.00	\$ 9,500.00	\$ 5,087.17	LSA	\$ 14,587.17	\$ 35,412.83	Pre-rollover distributions on loan secured by 7760 S Coles Claimant withdrew his claim in May 2023. The Receiver recommends disallowing the \$28,694.19 accrued interest that was rolled into this investment. Pre-rollover distributions on loan secured by 7760 S Coles	1.51%	\$ 9,217.63
Paul Harrison	102-2026	\$ 63,694.00	\$ 35,000.00	\$ 7,204.23	\$ 6,570.42	POC	\$ 13,774.65	\$ -	Pre-rollover distributions on loans secured by 6558 S Vernon and 7304 S St. Lawrence.	0.00%	\$ -
Paul N. Wilmesmeier	102-300	\$ 75,000.00	\$ 75,000.00	\$ 15,437.50	\$ 7,956.75	POC, LSA	\$ 23,394.25	\$ 51,605.75		2.20%	\$ 13,432.49
Peter Schonberger	102-703	\$ 30,000.00	\$ 30,000.00		\$ 2,750.50	POC, LSA	\$ 2,750.50	\$ 27,249.50		1.16%	\$ 7,092.79
PNW Investments, LLC	102-332	\$ 25,000.00	\$ 25,000.00	\$ 6,125.00	\$ 2,652.58	POC, LSA	\$ 8,777.58	\$ 16,222.42	Pre-rollover distributions on loan secured by 7760 S Coles	0.69%	\$ 4,222.54
Ranell Durgan	102-515	\$ 200,000.00	\$ -					\$ -	This is a duplicate of claim 102-762 Lender is Polycomp Trust Co. CFBO Ranell Durgan SEP IRA (claim 102-515 is duplicative)	0.00%	\$ -
Ranell Durgan (Polycomp Trust Company CFBO)	102-762	\$ 200,000.00	\$ 200,000.00		\$ 23,896.65	POC	\$ 23,896.65	\$ 176,103.35		7.49%	\$ 45,838.06
ROBERT A LAPORTE	102-1038	\$ 50,000.00	\$ 50,000.00		\$ 4,575.17	POC, LSA	\$ 4,575.17	\$ 45,424.83		1.93%	\$ 11,823.66
Roswitha M. and John S. Ennema	102-564	\$ 45,000.00	\$ 45,000.00		\$ 4,617.25	LSA	\$ 4,617.25	\$ 40,382.75		1.72%	\$ 10,511.25
Sidney Haggins	102-1434	\$ 35,000.00	\$ 35,000.00	\$ 3,193.58	\$ 3,392.42	LSA	\$ 6,586.00	\$ 28,414.00	Pre-rollover distributions on loan secured by 7024 S Paxton	1.21%	\$ 7,395.90
Steven G. Mouty	102-821	\$ 100,000.00	\$ 100,000.00		\$ 10,400.33	LSA	\$ 10,400.33	\$ 89,599.67		3.81%	\$ 23,321.96
Tiger Chang Investments LLC	102-164	\$ 4,000.00	\$ 4,000.00		\$ 412.33	POC, LSA	\$ 412.33	\$ 3,587.67		0.15%	\$ 933.84
Timothy S Sharp	102-76	\$ 50,000.00	\$ 50,000.00		\$ 5,079.17	LSA	\$ 5,079.17	\$ 44,920.83		1.91%	\$ 11,692.47
Umbrella Investment Partners	102-1167	\$ 40,000.00	\$ 40,000.00		\$ 8,500.00	POC	\$ 8,500.00	\$ 31,500.00		1.34%	\$ 8,199.16
Victor Shaw	102-1040	\$ 30,000.00	\$ 30,000.00	\$ 4,615.56	\$ 2,810.50	LSA	\$ 7,426.06	\$ 22,573.94	Pre-rollover distributions on loan secured by 6558 S Vernon	0.96%	\$ 5,875.79
Zouhair and Nada Stephan	102-283	\$ 150,000.00	\$ 150,000.00		\$ 8,625.04	LSA	\$ 8,625.04	\$ 141,374.96		6.02%	\$ 36,798.58
TOTAL		\$ 3,324,188.00	\$ 2,895,494.00					\$ 2,349,645.37			\$ 611,590.75

Calculation of Funds Available for Distribution						
Property Address	Property #	Account balances as of 9/30/2023:	Fee allocations App 20	Fee allocations App 21	Estimated Fees after 9/30/23	Amount Available for Distribution
7927-49 S Essex Ave.	102-106	\$ 620,704.69	\$ 7,348.03	\$ 565.91	\$ 1,000.00	\$ 611,590.75