

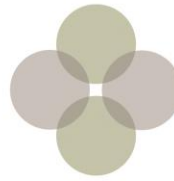
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Investment Performance History **Inception (1982) – March 2025**

Investment Vehicles Still in Progress

Investment	Beginning	Equity Multiple to Date	Cash-on-Cash (Annual Avg – Fund to Date)	Percent of Accrued Preferred Return Distributed	Percent of Capital Plus Accrued Preferred Return Distributed	Property-Level IRRs - Sold Properties¹
East Peoria Center, LLC (standalone entity)	Aug-24	.03	5.00%	63.65%	2.41%	N/A (still owned)
The Cloverleaf Fund IX, LLC <ul style="list-style-type: none">Pyramid Place, LLCHales Corner Center, LLCFlorence-Houston, LLC	July-21	0.17 With all properties still owned	5.82%	75.54%	14.11%	N/A (all properties still owned)
MM Center, LLC (standalone entity)	Jan-20	0.43	8.21%	100%	31.80%	N/A (still owned)

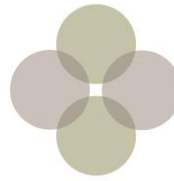
¹ Property-level IRRs for sold properties within Funds that still own other properties do not contemplate the Manager's "back-end" participation because such amount will not be known until the overall Fund is completed. Additionally, property-level IRRs for sold properties within Funds are not necessarily indicative of what the IRR will be for the overall Fund once it is completed.



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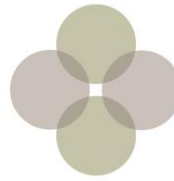
Investment	Beginning	Equity Multiple to Date	Cash-on-Cash (Annual Avg – Fund to Date)	Percent of Accrued Preferred Return Distributed	Percent of Capital Plus Accrued Preferred Return Distributed	Property-Level IRRs - Sold Properties ¹
The Cloverleaf Fund VIII, LLC <ul style="list-style-type: none"> Lombard-Highland, LLC Portage Center, LLC Bittersweet Plaza, LLC 	Jan-18	0.73 With 2 of 3 properties, and a portion of a 3rd, still owned	11.62%	91.54%	52.18%	<ul style="list-style-type: none"> Bittersweet Plaza: TBD – a portion of the property was sold with the remainder still owned
The Cloverleaf Fund VII, LLC <ul style="list-style-type: none"> Schererville Main Street, LLC Granger LLC Lincoln Ridge, LLC 3150 Aurora, LLC 5601 Clark, LLC Glen Ellyn Center, LLC 	Dec-15	0.71 With 3 of 6 properties still owned	8.91%	100%	48.08%	<ul style="list-style-type: none"> Granger: 11.14% Glen Ellyn Center: Approximately 15% of capital returned 5601 Clark: TBD



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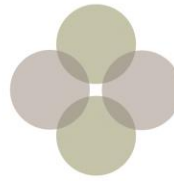
Investment	Beginning	Equity Multiple to Date	Cash-on-Cash (Annual Avg – Fund to Date)	Percent of Accrued Preferred Return Distributed	Percent of Capital Plus Accrued Preferred Return Distributed	Property-Level IRRs - Sold Properties ¹
The Cloverleaf Fund VI, LLC <ul style="list-style-type: none"> Franklin-Wyndham, LLC Army Trail 130, LLC Greenwood-Emerson, LLC Noblesville SC, LLC Elmster, LLC Pepper Valley, LLC Schererville Main Street, LLC 	Nov-13	1.67 With 2 of 7 properties, and a portion of a 3 rd , still owned	19.37%	100%	100%	<ul style="list-style-type: none"> Noblesville: 14.60% Franklin-Wyndham: TBD – portion of the property was sold with the remainder still owned Greenwood-Emerson: 19.30% Elmster: 2.64% Army Trail: 11.64%
The Cloverleaf Horizon Fund I, LLC <ul style="list-style-type: none"> 5818 Capitol Drive, LLC Eola, LLC Franklin-Wyndham, LLC 	Feb-13	1.39 With a portion of 1 of 3 properties still owned	18.22%	100%	100%	<ul style="list-style-type: none"> 5818 Capitol: 20.53% Eola: 22.49% Franklin-Wyndham: TBD – a portion of the property was sold with the remainder still owned



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Investment	Beginning	Equity Multiple to Date	Cash-on-Cash (Annual Avg - Investment to Date)
666 Dundee Road LLC (standalone entity; Cloverleaf's headquarters)	Dec-05	1.23	6.32%



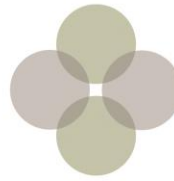
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Investment Performance History **Inception (1982) – March 2025**

Completed Funds (1998-Present)

Investment	Beginning	End	Equity Multiple	IRR ²
The Cloverleaf Special Opportunity Fund, LLC <ul style="list-style-type: none">• Long Grove (Old McHenry, LLC, Lot 6, LLC, and Lot 7, LLC)• Streeterville Land Parcel• Acadia on the Green• Grafton, LLC• Mil-Lake Investors, LLC• Eola, LLC• Chi-LaSalle, LLC	Jul-08	2022	1.15	Class A: 5.01% Class B: 3.70%
The Cloverleaf Fund IV, LLC <ul style="list-style-type: none">• Michigan Avenue 174 LLC• West Aurora Plaza, LLC• Glenwood Crossings-Kenosha, LLC• Sandee LLC	Dec-06	2022	1.39	8.41%

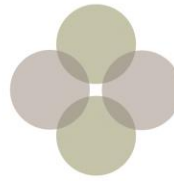
² IRRs shown for completed funds include (i.e., are net of) all fees, costs, and manager back-end participation.



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Investment	Beginning	End	Equity Multiple	IRR ²
The Cloverleaf Fund V, LLC <ul style="list-style-type: none"> • Grafton, LLC • Romeoville, LLC • Willton, LLC • 5818 Capitol Drive, LLC 	Feb-11	2020	1.63	11.72%
The Cloverleaf Fund III, LLC <ul style="list-style-type: none"> • Plaza Falls LLC • Eastwood Center LLC • Delavan Pointe LLC • Essub LLC • 8600 Brown Deer LLC • Glendale Business Center, LLC 	Jan-04	Sep-14	0.81	-26.99%
The Cloverleaf Fund II, LLC <ul style="list-style-type: none"> • 1810 LLC • Arlington Business Center, LLC • Cog Circle, LLC • NYS, LLC 	Oct-00	Dec-07	1.58	21.85%
The Cloverleaf Fund I, LLC <ul style="list-style-type: none"> • 9600 Oak Lawn, LLC • Gross Point LLC • Tristate LLC • Matt Square LLC 	Oct-98	Dec-06	1.39	10.51%



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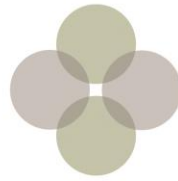
Investment Performance History **Inception (1982) – March 2025**

Completed Investment Vehicles (Pre-1998)

Investment	Beginning	End	IRR ³
Route 14 LLC	Jun-98	Jan-03	24.84%
HPS Limited Partnership	Nov-97	Jul-01	26.15%
Northwest Corner Limited Partnership	Sep-97	Feb-09	– ⁴
Shure Limited Partnership	Sep-97	Jun-03	14.97%
Four Corners Limited Partnership	Jan-97	May-07	12.19%
BV Properties	Oct-96	May-97	17.01%
Itasca Limited Partnership	Mar-96	Aug-02	17.00%
Addison Industrial	Jul-94	Dec-96	26.60%
Entry Drive	Apr-93	Sep-97	18.06%

³ IRRs shown for completed investment vehicles include (i.e., are net of) all fees, costs, and manager back-end participation.

⁴ Lost approximately \$5,527,965 pre-tax benefits.

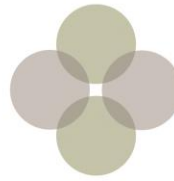


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Investment	Beginning	End	IRR³
Libertyville Land	Feb-93	Oct-00	13.00%
Franklin Park Mall	Jun-92	Sep-98	22.60%
Delany Road Apts.	Sep-90	Feb-98	4.40%
Lake Zurich Land	Jun-90	Mar-99	6.45%
Richmond Land	Dec-89	Oct-99	5.73%
Elk Grove Industrial	Oct-89	Dec-96	0.28%
Deer Park Land	Sep-89	Sep-00	6.84%
Barrington	Dec-88	Apr-94	15.85%
Streamwood	Sep-88	Mar-98	-. ⁵
Northbrook	Aug-88	Jul-99	-0.694%
Geneva Acres	Mar-88	Feb-96	6.00%

⁵ This investment was made in two tranches: Investors in the second tranche received an approximately 10% annualized return; investors in the first tranche received approximately 29% of capital back.



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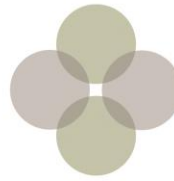
Investment	Beginning	End	IRR ³
Mor-Com	Dec-87	Jul-99	-1.314%
Tin Cup Pass	May-87	June-95	2.20%
Auto-Tire Center, Ltd.	May-87	Aug-02	4.52%
West Bend	Oct-86	Apr-94	_ ⁶
Pine Court	Sep-86	May-90	18.03%

Prior to the Tax Reform Act of 1986, real estate investments produced more significant tax benefits than is presently the case. Therefore, after-tax IRRs are shown for investments that began prior to 1986.

Investment	Beginning	End	Pre-Tax IRR	After-Tax IRR
5005 Newport	Nov-85	Aug-88	-	_ ⁷
Warner Bay (Model Homes)	Oct-85	Dec-86	15.00%	56.00%
Salem Square	Jun-85	Aug-96	10.00%	12.00%

⁶ Lost approximately \$785,000 or \$19,625 per unit.

⁷ Lost approximately \$1,800,000 or \$45,000 per unit.



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Investment	Beginning	End	Pre-Tax IRR	After-Tax IRR
Heather Ridge (Model Homes)	Apr-85	Dec-86	12.99%	45.00%
Village Plaza	Jan-85	Dec-87	22.00%	30.00%
Casas	Nov-84	Jan-95	-	⁸
Palm Dale (Model Homes)	Apr-84	Apr-87	7.50%	30.00%
Suburban Plaza	Feb-84	Apr-90	17.91%	28.00%
Gold Canyon	Oct-83	July-86	-	10.00%+
MV Homes (Model Homes)	Apr-83	Jan-84	66.74%	70.00%
Sun Brisas (Model Homes)	Dec-82	Dec-86	11.83%	29.00%
Mira Homes (Model Homes)	Nov-82	Jul-86	10.03%	35.00%
Southeast	Jul-82	Mar-85	60.52%	50.00%

⁸ Lost approximately \$29,260 or \$2,600 per unit.