

# Full-cycle TRACK RECORD

Steadfast Properties Sold (as of 12-31-09)



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The real estate track record is provided for informational purposes only and represents real estate transactions completed for Steadfast's account, institutional partners and business partners. These transactions were executed, in many cases, on a highly leveraged basis without the expense associated with an investment in securities and may not be representative of future performance. The Steadfast real estate track record is provided exclusively for the purposes of evaluating the company's experience and its ability to acquire, manage and sell income property. Past performance is no guarantee of future results and there can be no assurances that Steadfast will continue to have positive investment returns.

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# Multifamily

Property Name	Location	Units	Date Acquired	Date Sold	% Return on Equity
Arbor Park	Upland, CA	260	09/03/98	10/31/02	1,784.37%
Bayport Apartments	Garden Grove, CA	402	07/18/96	11/17/98	351.76%
Creekside Village	San Bernardino, CA	304	12/31/97	09/27/02	17,432.78%
Elima Lani (sold as condominiums)	Waikoloa, HI	216	07/29/98	5/23/02 thru 12/31/02	45.85%
Englewood	Yakima, WA	256	11/29/05	04/07/06	86.09%
Greentree	Hemet, CA	147	08/04/98	12/29/99	712.34%
Heacock Park	Moreno Valley, CA	120	05/15/98	02/28/02	400.23%
Hollywood Studio Club Apartments	Los Angeles, CA	243	12/19/95	03/21/97	184.79%
Lakeside Village	Lake Elsinore, CA	128	07/16/98	08/13/02	1,153.29%
Libby Lake	Oceanside, CA	150	09/10/96	01/16/02	132.50%
Main Street	Santa Ana, CA	1.10 acre - development site	06/18/04	02/26/09	-87.56%
Mallard Cove	Caldwell, ID	56	09/01/06	09/10/08	-10.32%
Marin Club	Pomona, CA	220	01/31/97	12/31/01	540.72%
Meadowland Apartments	Rialto, CA	347	05/10/96	12/19/02	89.45%
Moonlight Garden Apartments	Pacoima, CA	108	12/24/96	02/08/00	200.68%
Ocotillo Park Apartments	Cathedral City, CA	135	09/02/97	08/29/02	322.66%
Orchard Hills	Richland, WA	142	11/29/05	04/14/06	102.21%
Palm Desert Apartments	Palm Desert, CA	66 + 1 Restaurant	08/16/96	04/09/01	211.61%
Park Heights Apartments	Highland, CA	192	08/30/96	11/13/02	355.50%
Parkwood Apartments	Nampa, ID	56	09/01/06	09/10/08	9.29%
Parkwood Place	Plano, TX	194	11/29/05	01/31/06	50.99%
Peachtree Apartments	Fontana, CA	98	07/16/98	04/27/00	686.92%
Riverwood	Sacramento, CA	250	04/30/99	02/07/01	63.98%
Saddle Ridge	Arapahoe County, CO	319	08/20/03	11/25/08	-44.83%
Scenic View	Barstow, CA	156	10/21/97	08/22/02	-10.48%
Sienna Pointe	Moreno Valley, CA	384	05/24/99	02/14/03	336.59%
Sierra Village	North Highlands, CA	332	05/10/05	10/31/06	-32.64%
South Forty	Billings, MT	101	11/29/05	09/12/07	169.51%
Southern Pines	Orlando, FL	208	11/29/05	01/31/06	69.87%
Sunset Villas	Waipahu, HI	406	2/27/98 and 12/21/00*	02/24/03	72.11%
Tara Village	Cypress, CA	170	11/29/94	11/29/94	684.62%
The Plaza	Palm Springs, CA	155	01/29/98	07/29/02	225.06%
Virginia Village	Barstow, CA	144	05/19/98	08/22/02	51.01%
Woodspring	Tigard, OR	172	11/29/05	01/31/06	26.97%

\*Acquired on a ground lease with subsequent underlying land acquisition.

## Industrial

Property Name	Location	Square Footage	Date Acquired	Date Sold	% Return on Equity
91/15 Business Park	Corona, CA	78.44 acres - development site	2/21/97 and 08/04/97 (multiple parcels)	4/29/98 thru 9/11/03 (multiple parcels)	-5.14%
Kelvin	Irvine, CA	123,412 sq. ft.	08/13/03	06/15/04	73.51%
Marlay Industrial Building	Fontana, CA	202,000 sq. ft.	07/15/04	10/21/04	72.19%
Norco	Norco, CA	49.00 acres - development site	05/20/98	05/23/00	102.08%
Unisys Building	Mission Viejo, CA	303,000 sq. ft.	11/14/02	12/10/04	38.99%

## Retail

Property Name	Location	Square Footage	Date Acquired	Date Sold	% Return on Equity
Crossroads Marketplace	Chino Hills, CA	263,957 sq. ft.	07/12/02	09/17/04	440.87%
Everett Plaza (Greenfield)	Everett, WA	6.50 acres - development site	04/17/06	01/31/07	124.18%
Everett Village Center	Everett, WA	167,941 sq. ft.	12/03/04	3/23/07 and 05/23/07**	162.59%
Lake Forest Foothill	Lake Forest, CA	89,735 sq. ft.	12/31/96 and 10/22/97**	10/29/99 thru 09/30/02**	130.99%
La Verne Shopping Center	La Verne, CA	84,657 sq. ft.	05/24/02	05/28/04	79.15%
Vista North County	Vista, CA	148,821 sq. ft.	12/18/03	06/29/04	38.99%
Vista North County Land	Vista, CA	2.28 acres - development site	12/18/03	06/29/04	45.88%

## Office

Property Name	Location	Square Footage	Date Acquired	Date Sold	% Return on Equity
Bardeen Office Building	Irvine, CA	34,796 sq. ft.	08/13/03	01/20/05 thru 11/09/05**	19.96%
Birch Bayview	Newport Beach, CA	96,760 sq. ft.	02/04/00 and 07/28/00**	02/23/07	455.17%
Birch Bayview II	Newport Beach, CA	48,049 sq. ft.	03/26/03 thru 09/24/03**	11/23/04 thru 12/20/04**	60.84%
Birch Business Center	Newport Beach, CA	34,466 sq. ft.	04/09/98	09/29/03	63.69%
Foothill Plaza	Foothill Ranch, CA	209,143 sq. ft.	01/06/05	05/12/06	323.42%
Gillette Building	Irvine, CA	51,040 sq. ft.	12/31/02	01/31/03	29.35%
Koll Building	Newport Beach, CA	53,706 sq. ft.	06/03/05	02/05/08	228.56%
Newport Mesa	Newport Beach, CA	25,720 sq. ft.	06/28/02 thru 09/03/02**	07/31/03	98.48%
Wood Ranch	Simi Valley, CA	85,000 sq. ft.	04/25/07	07/01/09	-88.44%

\*\*Acquired and/or sold as multiple parcels.



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Steadfast Companies' **mission** is to pursue real estate investment, development and management opportunities responsibly and with integrity for the benefit of our investors, partners, tenants, employees, company, and the community.

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