

**THE COTSWOLD GROUP**

**Newtown Center Associates**

April 17, 2017

To All Partners

**Re: Village at Newtown South  
Newtown, PA**

Dear Partner:

**Business Objections for 2017:**

- 1) Leasing - We currently have 8,386 square feet vacant, equating to a 9.03% vacancy rate (including three newly leased spaces).

**Physical Condition:** We are doing some exterior roofing improvements.

**Financials:**

- 1) In 2016 before mortgage, interest, amortization and depreciation our cash flow was \$2,022,000.

<u>2015</u>	<u>2016</u>	<u>Increase</u>
\$1,897,000	\$2,022,000	+\$125,000

Our balance sheet has \$478,000 in cash as of December 31, 2016.

Our 2016 current cash flow to total debt service ratio is 1.64.

The mortgage balance as of December 31, 2016 is \$14,837,000. This loan matures on September 30, 2020 with a mortgage balance of \$13,078,000. We amortized \$421,000 in 2016.

We distributed \$300,000 to investors in 2016. We have been spending a lot of money on tenant build outs and property improvements.

- 2) **The location and area continue to thrive.**

Should you have questions, please contact us.

Sincerely,



Robert Y. Shasha  
Managing Member