



Investor Summary as of March 31, 2017

AMERICAN CORE REALTY FUND

City of Fernandina Beach General Employees' Pension Plan
Account No. 1321

For the Quarter Ended March 31, 2017					
	Date	Transaction	Unit Value	Units	Total
Beginning Net Asset Value	12/31/16		\$ 120,221.4885	13.8277	\$ 1,662,391.22
Contributions	-	\$ -	-	-	-
Withdrawals	-	-	-	-	-
Net Income Before Fees		15,973.72			15,973.72
Distributions Declared	03/31/17	24,935.86			
Asset Management Fees		(4,675.24)			(4,675.24)
Available for Reinvestment/Distribution		20,260.62			(20,260.62)
Amount Reinvested	03/31/17	20,260.62	121,144.4011	0.1673	20,260.62
Distribution Payable		-			-
Unrealized Gain/(Loss)		34,773.27			34,773.27
Realized Gain/(Loss)		\$ (13,049.33)			(13,049.33)
Ending Net Asset Value	03/31/17		\$ 121,144.4011	13.9950	\$ 1,695,413.64
Total Number of Units					13.9950
Current Unit Value					\$ 121,144.4011
Percentage Interest in the Fund					0.04%

Performance History

Gross of Fees	1Q2017	One-Year	Three-Year*	Five-Year*	Ten-Year*	Since Inception*
Income Return	0.96%	3.89%	4.51%	n/a	n/a	4.60%
Appreciation Return	1.31%	2.75%	6.25%	n/a	n/a	6.36%
Total Return	2.27%	6.71%	10.97%	n/a	n/a	11.17%
Net of Fees	1Q2017	One-Year	Three-Year*	Five-Year*	Ten-Year*	Since Inception*
Income Return	0.68%	2.74%	3.35%	n/a	n/a	3.44%
Appreciation Return	1.31%	2.75%	6.25%	n/a	n/a	6.36%
Total Return	1.99%	5.54%	9.76%	n/a	n/a	9.95%

Inception Date: January 2, 2014

Performance Disclaimer:

The returns above for the investor's investment in the American Core Realty Fund include leveraged returns before (gross) and after (net) the deduction of investment management fees and may include the reinvestment of some income. The sum of annualized component returns may not equal the total return due to the chain-linking of quarterly returns. American Realty Advisors will supplement this performance information with the distribution of the Fund's full quarterly report within 45 days following the close of the quarter. Past performance is not a guarantee of future results and it is important to understand that investments of the type made by the Fund pose the potential for loss of capital over any time period. Many factors affect fund performance including changes in market conditions and interest rates in response to other economic, political, or financial developments. Investment returns, and the principal value of any investment will fluctuate, so that when an investment is sold, the amount received could be less than what was originally invested. Use of leverage may create additional risks.

*Annualized; Since Inception returns are not reported for periods less than one year.
Returns are not reported on accounts invested less than a full period.



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