

How To Find Your Investor Statement And Other Documents

STEP 1:

Please login to your web portal at:

<https://starportal.phxa.com/SHP/login.aspx>

If you experience any problems logging into your account, please contact us:

investmentservices@shopoff.com

844-4-SHOPOFF

The screenshot shows the login page for the SHOPOFF REALTY INVESTMENTS Web Portal. At the top, the logo and tagline 'Transforming Opportunity into Value' are displayed. Below the header, a welcome message reads: 'Welcome to the SHOPOFF REALTY INVESTMENTS Web Portal' with a 'NEED HELP?' link. A paragraph follows: 'We are pleased to introduce our website to provide investors and their financial advisors with immediate access to their accounts. We welcome you and encourage you to log on and see what we have to offer.' The login form includes fields for 'Username:' and 'Password:', a 'LOGIN' button, and links for 'Forgot Your Username/Password?' and 'New Users Register Here'. A note at the bottom states: 'If you are having issues accessing the Web Portal, please verify which version of Internet Explorer you are using. If you are using Internet Explorer version 10 or version 11 - adding PHXA.com as a trusted site to your Internet Options should resolve your access issue. Click Here for instructions.' Another note at the bottom says: 'If you have any questions or would like additional information, please feel free to call our transfer agent Phoenix American Financial Services at . For comments or questions related to this website, please email SHOPOFFSUPPORT@PHXA.COM .'

STEP 2:

Once you login, you will see the following Investor Overview screen.

Please click on the "Statements" tab.

The screenshot shows the Investor Overview screen. At the top, there is a navigation bar with tabs: HOME, FORMS, STATEMENTS, MY ACCOUNT, and CONTACT US. The 'STATEMENTS' tab is circled in red, with a red arrow pointing to it from the text above. Below the navigation bar, the user is greeted with 'Welcome John Doe' and has links for 'LOG OUT' and 'BACK'. There are also buttons for 'Return to Admin/Power Role' and 'NEED HELP?'. The main content area is titled 'Investor Overview' and includes a 'Print This Page' link.

STEP 3:

A drop down box will show 2 options: "Statements" and "Tax Info".

Please click on "Statements" again.

The screenshot shows the Investor Overview screen with the 'STATEMENTS' dropdown menu open. The dropdown menu has two options: 'STATEMENTS' and 'TAX INFO'. The 'STATEMENTS' option is circled in red, with a red arrow pointing to it from the text above. The rest of the page layout is identical to the previous screenshot.

STEP 4:

The following screen shows all available client statement with distribution letters, quarterly reports including financial statements and audits, supplements to the PPM as well as quarterly call recordings

All documents and recordings are available for download.

The screenshot shows a web portal with a navigation bar (HOME, FORMS, STATEMENTS, MY ACCOUNT, CONTACT US) and a user profile (Welcome John Doe). The main section is titled 'Statements' and contains a table with columns: Statement Date, Fund ID, Statement, Quarterly Reports, Financial Statements, Supplements, Press Releases, and Quarterly Calls. Red circles highlight 'Download File' and 'View' buttons, with callout boxes explaining their functions.

Statement Date	Fund ID	Statement	Quarterly Reports	Financial Statements	Supplements	Press Releases	Quarterly Calls
2019_JANUARY	SCGIFIII	Download File					
2018_NOVEMBER	SCGIFIII						View
2018_NOVEMBER	SLF IV				View		View
2018_OCTOBER	SCGIFIII	Download File					
2018_SEPTEMBER	SCGIFIII		View				
2018_SEPTEMBER	SLF IV		View				
2018_AUGUST	SLF IV						View
2018_AUGUST	SLF IV		View				
2018_JULY	SLF IV	Download File					
2018_MAY	SLF IV		View				
2018_MARCH	SLF IV	Download File					
2018_MARCH	SLF IV						View
2018_MARCH	SLF IV			View			
2017_DECEMBER	SLF IV		View				
2017_DECEMBER	SLF IV						View
2017_DECEMBER	SLF IV			View			
2017_NOVEMBER	SLF IV		View				
2017_NOVEMBER	SLF IV						View

SAMPLE STATEMENT – For Information Purposes only

SHOPOFF COMMERCIAL GROWTH & INCOME
 FUND II, L.P.
 c/o Phoenix American Financial Services, Inc.
 2401 Kerner Blvd
 San Rafael, CA 94901
 (949) 417-1396



Account Statement

Shopoff ABC Fund

“Year to Date” (i.e. \$241.01) distribution refers to the total distribution for the year of the statement (i.e. 2018).

“Inception to Date” refers to all distributions you have received for this investment.

Current Distribution Date: 10/25/2018
 Investor #: 00002700
 Current Total Distribution: \$32.00
 Year to date: \$241.01
 Inception to date: \$521.11

Year-to-Date Activity

Transaction Date	Transaction Type	Current Cash Distribution	Current Transaction Units	Current Transaction Capital Amount	Total Ending Number of Units	Total Capital Invested
12/31/2017	Prior Balance	\$0.00	0.0000	\$0.00	50.0000	\$50,000.00
01/24/2018	Preferred Return	\$72.19	0.0000	\$0.00	50.0000	\$50,000.00
04/25/2018	Preferred Return	\$75.52	0.0000	\$0.00	50.0000	\$50,000.00
07/26/2018	Preferred Return	\$61.30	0.0000	\$0.00	50.0000	\$50,000.00
10/25/2018	Preferred Return	\$32.00	0.0000	\$0.00	50.0000	\$50,000.00