

ERECT FUND II-EQUITY ASSET VALUATION

September 30, 2009

Original Investment	Security	Asset Book Value At 9/30/2009	Asset Market Value At 9/30/2009	Current Yield	Estimated Annual Income
	Cash	\$0	\$0	0.00%	\$0
	Interest Receivable Net of Accrued Expenses	\$3,343,401	\$3,343,401	0.00%	\$0
	Receivable Reserve Allowance	(469,746)	(469,746)		
	ASRV Specialty Trust Money Market	\$7,442,371	\$7,442,371	0.46%	\$34,235
	Fed Prime Obligation Fund #10	<u>\$159,627</u>	<u>\$159,627</u>	<u>0.41%</u>	<u>\$654</u>
	TOTAL	<u>\$10,475,653</u>	<u>\$10,475,653</u>	<u>0.33%</u>	<u>\$34,889</u>
	LIMITED PARTNERSHIPS (1)				
\$1,583,372	Airside Business Park	\$463,372	\$3,028,000	13.50%	\$62,555
\$3,105,822	Bath Springside (320 Springside Place)	\$2,095,019	\$1,935,891	10.97%	\$229,744
\$3,997,500	BPA II LTD (Bridgeside Point II)	\$3,997,500	\$3,997,500	5.00%	\$199,875
\$500,000	Cranberry 200 Business Park	\$500,000	\$678,968	12.50%	\$62,500
\$1,341,598	Fifth & Craig Street LP (Rand Building)	\$1,130,398	\$1,306,487	8.00%	\$90,432
\$2,720,000	Kanawha Associates, LLC (Shops at Kanawha)	\$2,720,000	\$0	0.00%	\$0
\$4,000,000	North Hills Raquet Club, LP (Oxford Athletic Club)	\$4,000,000	\$3,540,519	10.00%	\$400,000
\$855,268	930 Penn Ave Apts	\$669,049	\$0	0.00%	\$0
\$200,587	930 Penn Ave Apts II	\$145,123	\$0	0.00%	\$0
\$250,000	South Negley Associates (Giant Eagle Shadyside)	\$249,045	\$261,693	8.00%	\$19,924
\$223,782	Stonegate Corporate Center I	\$223,782	\$231,660	23.00%	\$51,470
\$1,846,667	Turnpike Distribution, LP (Turnpike Distribution Center)	<u>\$1,846,667</u>	<u>\$1,558,689</u>	<u>10.50%</u>	<u>\$193,900</u>
	TOTAL	<u>\$18,039,954</u>	<u>\$16,539,407</u>	<u>7.26%</u>	<u>\$1,310,399</u>
	REAL ESTATE OWNED				
\$3,250,096	Franklin Park Travel Center	\$3,250,096	\$1,850,000	4.18%	\$135,795
\$2,167,867	North Fayette Business Park II	<u>\$2,167,867</u>	<u>\$1,763,474</u>	0%	\$0
	TOTAL	<u>\$5,417,963</u>	<u>\$3,613,474</u>	<u>4.18%</u>	<u>\$135,795</u>
FUND TOTAL		<u>\$33,933,570</u>	<u>\$30,628,534</u>	<u>4.36%</u>	<u>\$1,481,084</u>
	18,008.9120 Units Outstanding with a Unit Value of \$1,700.7432				

An audited annual financial report is available without charge, upon request.

(1) COMMITTED AND UNFUNDED PROJECTS
None

**** APPROVED PROJECTS NOT CLOSED**

Cranwoods - WST, LTD

\$5,120,000

**The projects designated "Approved Projects Not Closed" have been recommended for approval by the ERECT Fund Advisory Board and have been internally approved by the Trustee. However, these projects have not yet been closed via documents prepared by legal counsel. Thus, the possibility exists that these investments may not close and ultimately may not be reflected within the fund's asset portfolio as an investment. Based on prior experience, many investments at this stage typically close providing that all conditions of the approval are satisfied.

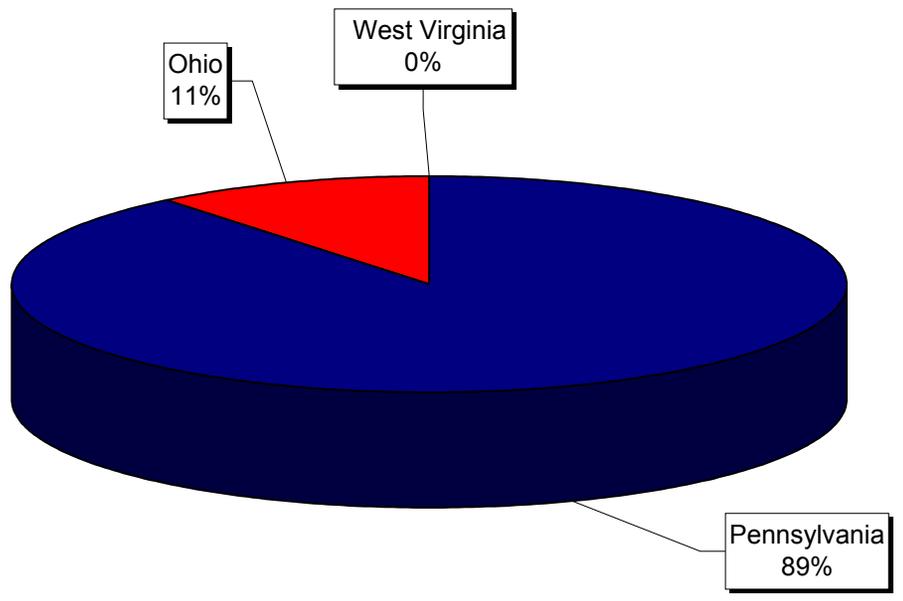
**ERECT Fund II- Equity
Profile & Diversification Analysis
9/30/2009**

Net Asset Market Value (as of 3Q 2009) \$30,628,534

Property Characteristics: w/cash	Amount	% of Total	Targeted Diversification	# of Properties
Property Type				
Industrial /Warehouse	\$1,558,689	5.09%	10% - 30%	1
Office	\$7,181,007	23.45%	20% - 40%	5
Lodging	\$0	0.00%	5% - 20%	0
Medical	\$3,997,500	13.05%	5% - 25%	1
Multi-Family	\$0	0.00%	5% - 25%	0
Retail	\$2,111,693	6.89%	20% - 40%	2
Special Purpose	\$5,303,993	17.32%	5% - 20%	2
Cash/Other	<u>\$10,475,653</u>	<u>34.20%</u>		-
Total	\$30,628,534	100.00%		11
Geographic Distribution*				
Pennsylvania	\$17,985,330	89.24%		9
Ohio	\$2,167,551	10.76%		2
West Virginia	<u>\$0</u>	<u>0.00%</u>		<u>0</u>
Total	\$20,152,881	100.00%		11
Life Cycle*				
Pre-development	\$1,763,474	8.75%		1
Development	\$0	0.00%		0
Initial Leasing	\$5,556,189	27.57%		2
Operating	<u>\$12,833,218</u>	<u>63.68%</u>		<u>8</u>
Total	\$20,152,881	100.00%		11
Investment Size*				
0-3 Million	\$12,210,321	52.05%		11
3-5 Million	\$11,247,596	47.95%		3
5-10 Million	<u>\$0</u>	<u>0.00%</u>		<u>0</u>
Total	\$23,457,917	100.00%		14
Property Size*				
0-5 Million	\$678,968	3.37%		1
5-10 Million	\$0	0.00%		0
10-20 Million	\$13,908,233	69.01%		7
20-50 Million	<u>\$5,565,680</u>	<u>27.62%</u>		<u>3</u>
Total	\$20,152,881	100.00%		11
Investment Structure				
Leveraged Equity	\$16,539,407	54.00%		9
Mortgage Asset	\$0	0.00%		0
Real Estate Owned	\$3,613,474	11.80%		2
Cash/Other	<u>\$10,475,653</u>	<u>34.20%</u>		<u>0</u>
Total	\$30,628,534	100.00%		11

* Note: Cash is not included in this calculation.

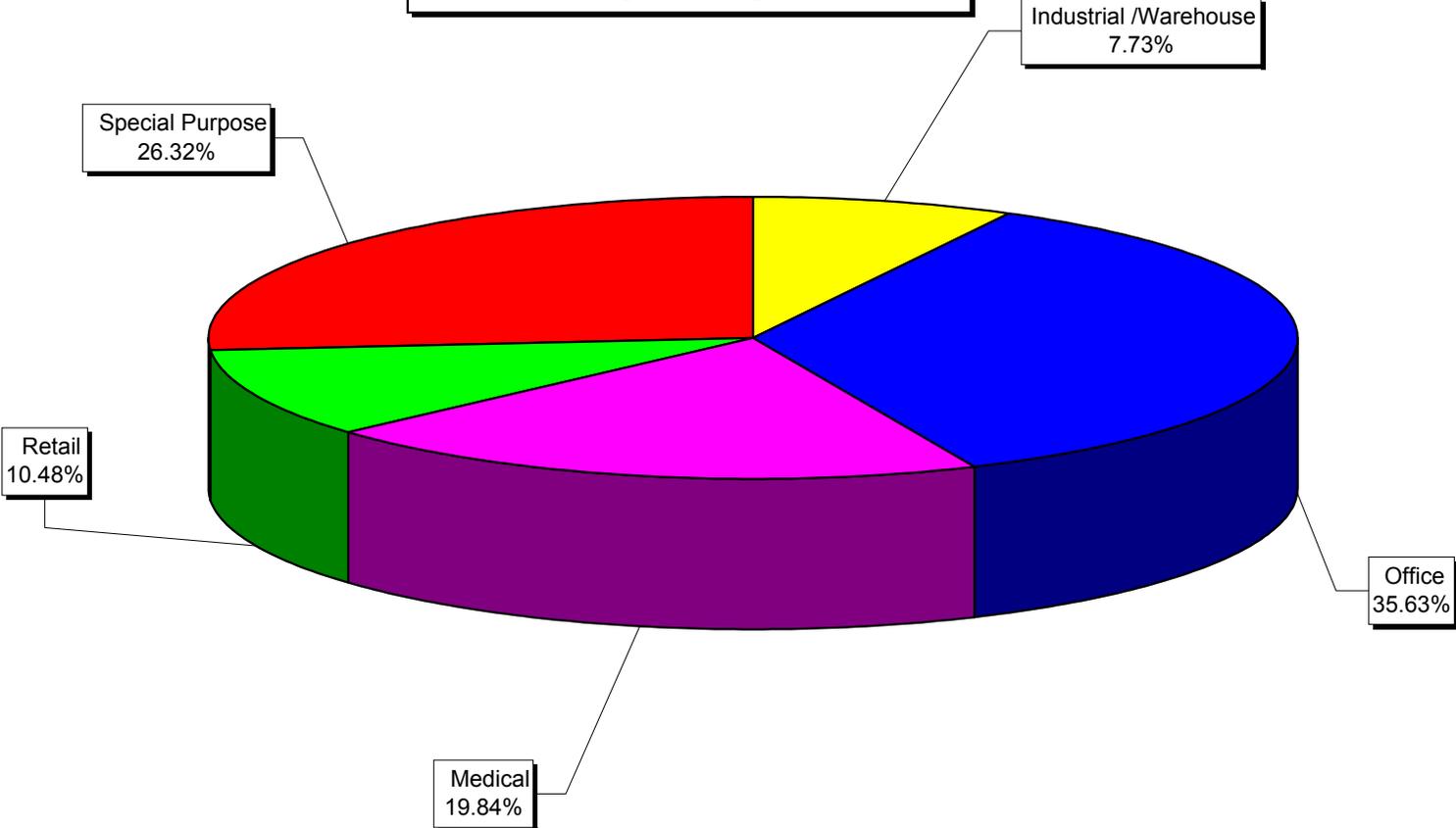
ERECT FUND II - EQUITY
PROJECT TYPE GEOGRAPHICAL AREA



*Kanawha Associates, LLC (Shops at Kanawha), located in West Virginia, is included in the ERECT II Fund but has a current market value of zero.

As of 9/30/09

ERECT FUND II - Equity Project Type



Cells to update			
	930 Penn Ave LP	930 Penn Ave LP II	Kanawha Mall
CUSIP	990004051	990004253	990004335
Accrued Preferred Return	\$177,323.59	\$52,466.67	\$239,956.16
YTD Preferred Return Earned	\$50,893.15	\$15,880.44	\$239,956.16
Estimated Current Full Year Preferred Return	\$66,070.47	\$20,452.81	\$321,928.80
Estimated Accrued Preferred Return at Current Year-End	\$192,500.91	\$57,039.04	\$321,928.80
Preferred Return in Reserve	\$177,323.59	\$52,466.67	\$239,956.16
Estimated Reserve at Year-end	\$192,500.91	\$57,039.04	\$321,928.80
Current Percent Held in Reserve	100%	100%	100%
Percent of Estimated Current Full Year Preferred Return to Estimated Accrued Preferred Return at Current Year-End	34%	36%	100%
Current Year Preferred Return Held in Reserve	\$66,070.47	\$20,452.81	\$321,928.80
Preferred Return Recognized in Current Year	\$0.00	\$0.00	\$0.00

← Current period balancing

← Current period balancing

← Estimate using preferred return schedule

← Individual Asset Valuation or current period balancing