

ERECT FUND II-EQUITY ASSET VALUATION

June 30, 2010

Original Investment	Security	Asset Book Value At 6/30/2010	Asset Market Value At 6/30/2010	Current Yield	Estimated Annual Income
	Cash	\$0	\$0	0.00%	\$0
	Interest Receivable Net of Accrued Expenses	\$3,712,776	\$3,712,776	0.00%	\$0
	Receivable Reserve Allowance	(789,095)	(789,095)		
	ASRV Specialty Trust Money Market	\$1,097,650	\$1,097,650	0.25%	\$2,744
	Fed Prime Obligation Fund #10	<u>\$785,362</u>	<u>\$785,362</u>	<u>0.20%</u>	<u>\$1,571</u>
	TOTAL	<u>\$4,806,693</u>	<u>\$4,806,693</u>	<u>0.09%</u>	<u>\$4,315</u>
	LIMITED PARTNERSHIPS				
\$1,583,372	Airside Business Park	\$203,372	\$6,399,759	13.50%	\$27,455
\$3,105,822	Bath Springside (320 Springside Place)	\$2,095,019	\$1,103,637	21.86%	\$282,663
\$4,185,384	BPA II LTD (Bridgeside Point II)	\$4,185,384	\$4,692,230	11.00%	\$460,392
\$500,000	Cranberry 200 Business Park	\$500,000	\$914,498	12.50%	\$62,500
\$5,120,000	Cranwoods-WST LTD	\$5,120,000	\$5,120,000	5.00%	\$256,000
\$1,341,598	Fifth & Craig Street LP (Rand Building)	\$1,063,198	\$1,541,167	8.00%	\$85,056
\$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	\$3,718,902	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	\$250,108	7.20%	\$17,931
\$223,782	Stonegate Corporate Center I	\$223,782	\$318,074	16.50%	\$36,924
\$1,846,667	Turnpike Distribution, LP (Turnpike Distribution Center)	<u>\$1,846,667</u>	<u>\$1,262,003</u>	<u>10.50%</u>	<u>\$193,900</u>
	TOTAL	<u>\$23,020,638</u>	<u>\$25,320,377</u>	<u>7.92%</u>	<u>\$1,822,822</u>
	REAL ESTATE OWNED				
\$3,250,096	Franklin Park Travel Center	\$3,250,096	\$1,779,462	4.52%	\$146,988
\$2,167,867	North Fayette Business Park II	<u>\$2,167,867</u>	<u>\$1,617,866</u>	0%	\$0
	TOTAL	<u>\$5,417,963</u>	<u>\$3,397,328</u>	<u>4.52%</u>	<u>\$146,988</u>
FUND TOTAL		<u>\$33,245,294</u>	<u>\$33,524,398</u>	<u>5.94%</u>	<u>\$1,974,124</u>
	16,910.7215 Units Outstanding with a Unit Value of \$1,982.4345				

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

(1) COMMITTED AND UNFUNDED PROJECTS

None

**** APPROVED PROJECTS NOT CLOSED**

None

**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.

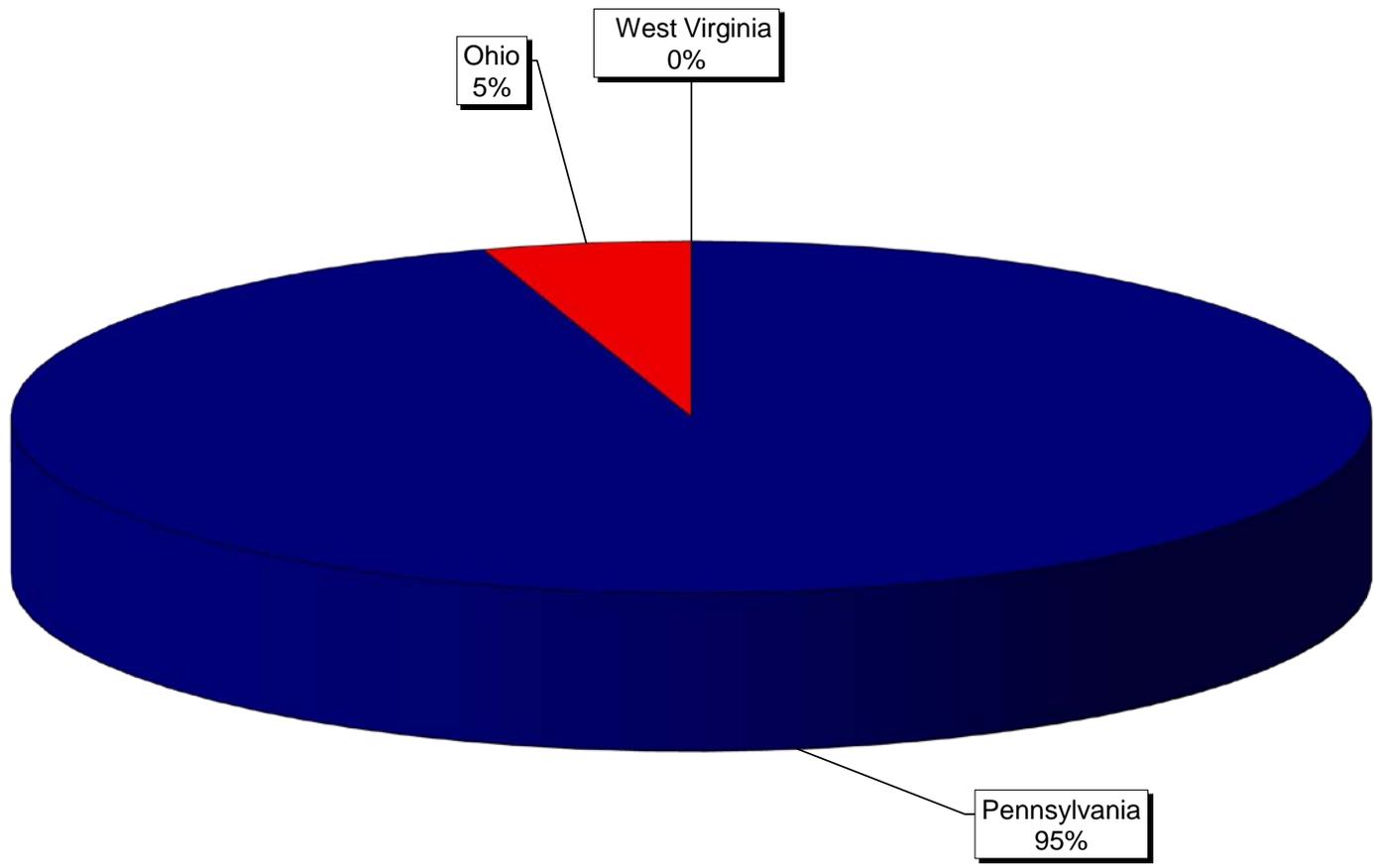
ERECT Fund II- Equity
Profile & Diversification Analysis
6/30/2010

Net Asset Market Value (as of 2Q 2010) \$33,524,398

Property Characteristics: w/cash	Amount	% of Total	Targeted Diversification	# of Properties
Property Type				
Industrial /Warehouse	\$1,262,003	3.76%	10% - 30%	1
Office	\$15,397,134	45.93%	20% - 40%	6
Lodging	\$0	0.00%	5% - 20%	0
Medical	\$4,692,230	14.00%	5% - 25%	1
Multi-Family	\$0	0.00%	5% - 25%	2
Retail	\$2,029,569	6.05%	20% - 40%	3
Special Purpose	\$5,336,768	15.92%	5% - 20%	2
Cash/Other	<u>\$4,806,693</u>	<u>14.34%</u>		-
Total	\$33,524,398	100.00%		15
Geographic Distribution*				
Pennsylvania	\$27,295,994	95.05%		12
Ohio	\$1,421,711	4.95%		2
West Virginia	<u>\$0</u>	<u>0.00%</u>		1
Total	\$28,717,705	100.00%		15
Life Cycle*				
Pre-development	\$1,617,866	5.63%		1
Development	\$5,120,000	17.83%		2
Initial Leasing	\$0	0.00%		0
Operating	<u>\$21,979,839</u>	<u>76.54%</u>		<u>12</u>
Total	\$28,717,705	100.00%		15
Investment Size*				
0-3 Million	\$11,883,121	41.79%		11
3-5 Million	\$11,435,480	40.21%		3
5-10 Million	<u>\$5,120,000</u>	<u>18.00%</u>		1
Total	\$28,438,601	100.00%		15
Property Size*				
0-5 Million	\$914,498	3.18%		1
5-10 Million	\$0	0.00%		2
10-20 Million	\$16,199,702	56.41%		7
20-50 Million	<u>\$11,603,505</u>	<u>40.41%</u>		<u>5</u>
Total	\$28,717,705	100.00%		15
Investment Structure				
Leveraged Equity	\$25,320,377	75.53%		13
Mortgage Asset	\$0	0.00%		0
Real Estate Owned	\$3,397,328	10.13%		2
Cash/Other	<u>\$4,806,693</u>	<u>14.34%</u>		<u>0</u>
Total	\$33,524,398	100.00%		15

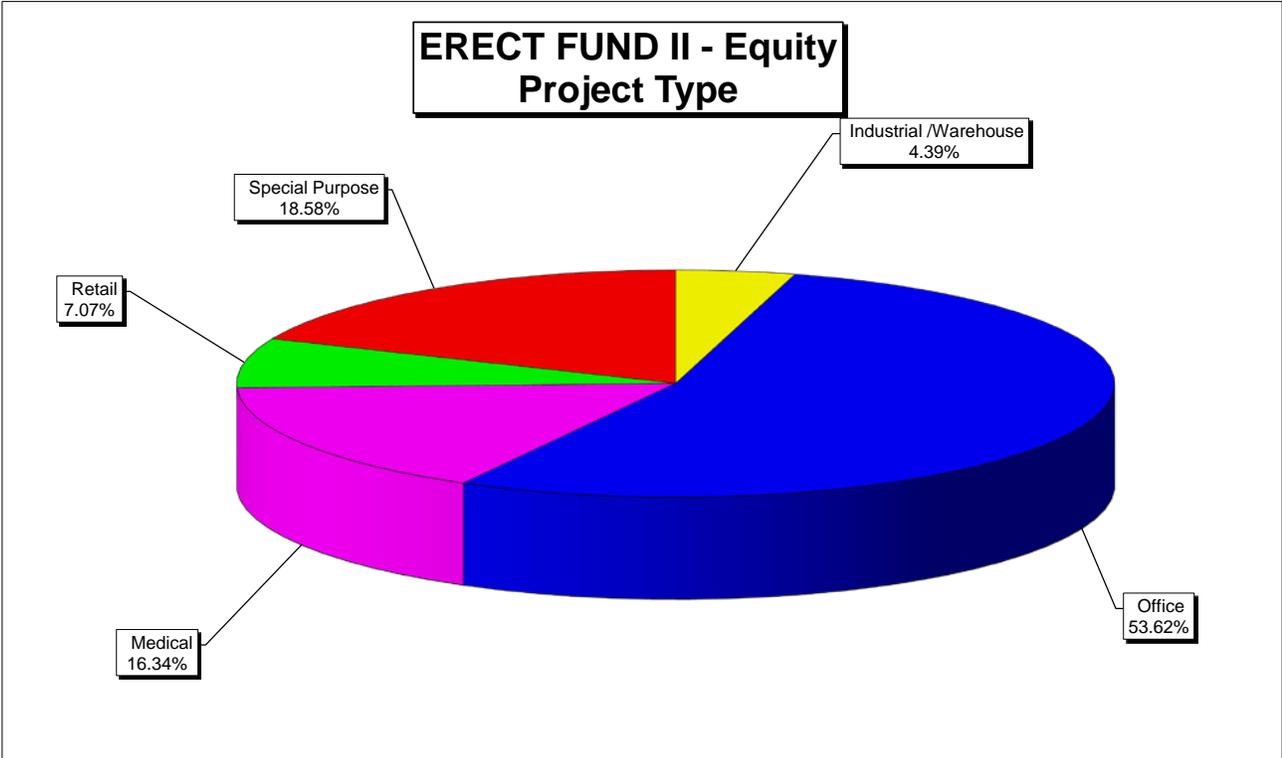
* Note: Cash is not included in this calculation.

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 6/30/10



*Percentages are reflected excluding cash balances.