REDWOOD MORTGAGE INVESTORS VIII, L.P.
(a California Limited Partnership)

<u>QUARTERLY CONSOLIDATED FINANCIAL STATEMENTS</u>
<u>with Supplemental Information</u>

<u>June 30, 2026</u>

REDWOOD MORTGAGE INVESTORS VIII, L.P.

Consolidated Balance Sheets
June 30, 2026 and December 31, 2025 (unaudited)
($ in thousands)

	June 30, 2026	December 31, 2025
ASSETS		
Cash, in banks	$ 1,498	$ 1,566
Loans secured by deeds of trust		
Principal	14,990	16,266
Advances	16	16
Accrued interest	127	93
Loan balances secured by deeds of trust	15,133	16,375
Allowance for credit losses	(100)	(100)
Loan balances secured by deeds of trust, net	15,033	16,275
Real estate owned (REO), net	6,891	8,536
Receivable from related mortgage fund	—	2
Other assets	29	31
Total assets	$ 23,451	$ 26,410
LIABILITIES AND PARTNERS' CAPITAL		
Accounts payable	$ 10	$ 19
Payable to manager	23	24
Accrued liabilities	717	1,109
Total liabilities	750	1,152
Commitments and Contingencies (Note 8)		
Partners’ capital		
Limited partners’ capital	24,345	27,068
General partners’ (deficit)	(637)	(635)
Total partners’ capital	23,708	26,433
Receivable from manager (formation loan)	(1,007)	(1,175)
Partners’ capital, net of formation loan	22,701	25,258
Total liabilities and partners’ capital	$ 23,451	$ 26,410

REDWOOD MORTGAGE INVESTORS VIII, L.P.

Consolidated Statements of Income (Loss)
For the Three and Six Months Ended June 30, 2026 and 2025 (unaudited)
($ in thousands)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2026	2025	2026	2025
Revenue				
Interest income	$ 303	$ 536	$ 620	$ 1,052
Interest expense – mortgage payable	—	(20)	—	(39)
Net interest income	303	516	620	1,013
Late fees	—	—	1	3
Total revenue, net	303	516	621	1,016
Provision for credit losses/(recovery)	—	(1,183)	—	(1,061)
Operations expense				
Mortgage servicing fees to Redwood Mortgage Corp. (RMC)	56	71	116	164
Asset management fees to RMC	23	38	48	81
Costs from RMC	76	93	143	198
Professional services	195	226	496	654
REO, net	24	177	17	522
Other	1	(10)	3	(5)
Operations expense, before dissolution fee	375	595	823	1,614
Dissolution fee to RMC	—	651	168	1,001
Total operations expense	375	1,246	991	2,615
Net (loss) income	$ (72)	$ 453	$ (370)	$ (538)
Limited partners (99%)	$ (71)	$ 442	$ (368)	$ (543)
General partners (1%)	(1)	11	(2)	5
Net (loss) Income	$ (72)	$ 453	$ (370)	$ (538)

REDWOOD MORTGAGE INVESTORS VIII, L.P.

Consolidated Statements of Changes in Partners' Capital

For the Three Months Ended June 30, 2026 (unaudited)
($ in thousands)

	Limited Partners' Capital	General Partners' Capital (Deficit)	Total Partners' Capital
Balance, March 31, 2026	$ 24,416	$ (636)	$ 23,780
Net loss before dissolution fee	(71)	(1)	(72)
Dissolution fee	—	—	—
Balance, June 30, 2026	$ 24,345	$ (637)	$ 23,708

For the Six Months Ended June 30, 2026 (unaudited)
($ in thousands)

	Limited Partners' Capital	General Partners' Capital (Deficit)	Total Partners' Capital
Balance, December 31, 2025	$ 27,068	$ (635)	$ 26,433
Net loss before dissolution fee	(200)	(2)	(202)
Dissolution fee	(168)	—	(168)
Withdrawals	(2,355)	—	(2,355)
Balance, June 30, 2026	$ 24,345	$ (637)	$ 23,708

REDWOOD MORTGAGE INVESTORS VIII, L.P.

Consolidated Statements of Cash Flows
For the Six Months Ended June 30, 2026 and 2025 (unaudited)
($ in thousands)

	Six Months Ended June 30,	
	2026	**2025**
Operating activities		
Interest income received	$ 585	$ 1,066
Interest expense	—	(32)
Late fees and other loan income	1	2
Operations expense, before dissolution fee	(1,220)	(2,841)
Dissolution fee	(168)	—
Total cash (used in) operating activities	(802)	(1,805)
Investing activities		
Principal and advances collected on secured loans	1,276	7,941
Mortgage note collected	—	3,656
REO – sales proceeds, net	1,645	2,236
Total cash provided by investing activities	2,921	13,833
Financing activities		
Partners' capital – withdrawals	(2,355)	(14,300)
Formation loan – repayments from RMC	168	1,001
Mortgage payable – repayments	—	(17)
Total cash (used in) financing activities	(2,187)	(13,316)
Net (decrease) in cash	(68)	(1,288)
Cash, beginning of year	1,566	4,734
Cash, end of period	$ 1,498	$ 3,446

Reconciliation of net (loss) to net cash (used in) operating activities:

	2026	**2025**
Cash flows from operating activities		
Net loss	$ (370)	$ (538)
Adjustments to reconcile net loss to net cash (used in) operating activities		
Provision for credit losses	—	(1,061)
Change in operating assets and liabilities		
Accrued interest	(34)	14
Receivable from related party	2	—
Other assets	2	(25)
Accounts payable and accrued liabilities	(401)	(173)
Payable to related party	(1)	(22)
Total cash (used in) operating activities	$ (802)	$ (1,805)

Overview

Redwood Mortgage Investors VIII, L.P., a California Limited Partnership ("RMI VIII" or "the partnership"), was formed in 1993 to engage in business as a mortgage lender and investor by making and holding-for-investment mortgage loans secured by California real estate, primarily through first and second deeds of trust. The general partners are Redwood Mortgage Corp. ("RMC" or "the manager") and Michael R. Burwell, the President, Secretary and Treasurer of RMC and RMC's principal shareholder.

The partnership is externally managed by RMC.

- RMC is solely responsible for managing the business and affairs of RMI VIII, subject to the voting rights of the limited partners on specified matters. The manager acting alone has the power and authority to act for and bind the partnership.
- RMC provides personnel and services necessary for RMI VIII to conduct its business as the partnership has no employees of its own.
- The mortgage loans the partnership funded and invested in were arranged and are serviced by RMC.

The financial statements/information presented were prepared in conformity with accounting principles generally accepted in the USA. The partnership's consolidated financial statements include the accounts of the partnership and its wholly-owned subsidiaries (consisting of single-member limited liability companies owning a single real property asset). All significant intercompany transactions and balances have been eliminated in consolidation. In the opinion of management of RMC, the accompanying unaudited consolidated financial statements/information contain all adjustments, consisting of normal, recurring adjustments, necessary to present fairly and accurately the consolidated financial information.

These unaudited financial statements should be read in conjunction with the audited financial statements for the year ended December 31, 2025. The results of operations for the six months ended June 30, 2026 are not necessarily indicative of the operating results to be expected for the full year.

Plan of Dissolution (August 2023)

On August 4, 2023 (the "Dissolution Date"), the general partners of RMI VIII entered into a plan of dissolution (the "Plan" or "Plan of Dissolution") following the receipt of required consents of the limited partners approving the dissolution of the partnership (the "Dissolution") and the Plan of Dissolution. Pursuant to the Plan of Dissolution, RMC commenced winding up the affairs of the partnership commencing from the Dissolution Date and will continue wind up activities until the complete liquidation of the partnership's assets and the termination of the partnership in accordance with the Plan of Dissolution, the partnership's Sixth Amended and Restated Limited Partnership Agreement dated July 28, 2005 (as amended, the "Partnership Agreement"), and the California Uniform Limited Partnership Act of 2008 (the "California Act"). In the event of any inconsistency between a provision of the Partnership Agreement and the Plan, the applicable provision of the Plan is controlling.

Under the Plan of Dissolution: RMI VIII ceased making new loans and only engages in business activities necessary or convenient to wind-up the partnership's business and distribute partnership assets. As part of the wind-up activities, RMC, in its sole discretion, is to liquidate the partnership's assets as promptly as is consistent with obtaining the current fair value thereof, which may include: (i) collecting loan payments from borrowers under existing loan terms; (ii) selling loans to third parties; (iii) selling loans to either or both general partners or their affiliates, subject to the limitations set forth in the Partnership Agreement; (iv) enforcing delinquent loans through foreclosure or negotiating settlements with the borrowers and/or any guarantors or other obligors on such loans; (v) selling any "real estate owned" (property acquired by foreclosure) held by the partnership; and (vi) taking any other actions determined by RMC to be consistent with recovering the fair market value of any partnership assets and authorized in the Partnership Agreement and the Plan. RMC may sell all, or substantially all, of the loans in the partnership's portfolio to one or more unaffiliated third party purchasers, provided RMC determines, in its reasonable judgment, that the applicable portfolio sale is in the interest of the partnership and the limited partners taking into account the value of the loans in the portfolio being sold and the potential cost savings and other economic advantages gained from the sale of several loans in a single transaction rather than on a loan-by-loan basis. Under the Plan, RMC is entitled to a dissolution fee in an amount equal to 7.0% of each capital distribution to be made to the limited partners over the course of the wind-up period (the "Dissolution Fee"). The Dissolution Fee is to be paid to RMC quarterly, on or by the last business day of each calendar quarter based on the expected capital distribution to be paid to the limited partners for such quarter. The Dissolution Fee is treated as an expense of the partnership and included in the allocation of income/losses to limited partners' capital accounts. RMC will continue to collect loan servicing fees, cost reimbursements, and other fees received as manager of the partnership, in addition to the Dissolution Fee, and the general partners will continue to collect asset management and other fees and be entitled to cost reimbursements.

Under the Plan of Dissolution: (i) all limited partners, including limited partners who previously elected not to receive periodic distributions of partnership net income under the Partnership Agreement, began receiving quarterly distributions of the partnership's net income (if any); and (ii) all scheduled withdrawals of limited partner capital made pursuant to the Partnership Agreement terminated in favor of quarterly pro rata withdrawals to all limited partners of cash received from the liquidation of partnership assets and available to fund capital distributions in accordance with the distribution provisions set forth in the Plan as described in the paragraph below.

Under the Plan of Dissolution: All assets of the partnership, including cash available from interest and principal payments on partnership loans, proceeds from the sale of real estate owned and partnership loans, and RMC's repayment (primarily from the proceeds of the Dissolution Fee) of the amounts owed on the formation loan and paid pursuant to the restoration obligation of the General Partners' capital deficit (i.e., the deficit restoration obligation or the DRO) are to be applied and distributed in the following order of priority:

- First, to the payment of operations expense, including liabilities to professional services providers and government agencies (principally property and other taxes), fees and cost reimbursements to RMC, asset management fees to the general partners, loan administration and collection costs, and such other general and administrative expenses of the partnership's business and compliance activities and then to the payment and discharge of all of the partnership's then current debts and liabilities to banks (and any other lenders); and
- Thereafter, quarterly, within seven (7) business days after the end of each calendar quarter, to the limited and general partners in proportion to their respective positive capital account balances, after (i) taking into account income and loss allocations for the applicable calendar quarter and (ii) deducting the Dissolution Fee as calculated on the last business day of the quarter. Quarterly net income, if any, is distributed pro rata to all limited partners and by disbursement separate from capital distribution payments.

Under the Plan of Dissolution: (i) RMC may establish and withhold from distributions made to the limited partners any reserves reasonably deemed necessary by RMC in light of known liabilities and liquidating expenses payable by RMI VIII as well as estimated, unknown and potential contingent liabilities and expenses; and (ii) at any time distributions to any limited partner has reduced the limited partner's capital account balance to $10,000 or less, RMC is authorized to return the entire remaining capital account balance to a limited partner rather than continuing to make diminishing pro rata distributions to the limited partner in accordance with the distribution provisions of the Plan ("Low Balance Distributions"). The Plan permits the Partnership to give priority to Low Balance Distributions among other redemption payments in order to reduce operations expense.

The foregoing is a summary of the Plan of Dissolution and is qualified in its entirety by the terms of the Plan of Dissolution, a copy of which is filed as Exhibit 2.1 to the partnership's Form 8-K filed with the SEC on August 9, 2023.

Formation Loans to Redwood Mortgage Corp.

Effective as of the Dissolution Date: The total amount due from RMC to the Partnership under the formation loans is repayable to the partnership over the course of the Wind-Up Period (as defined in the Plan) from the periodic Dissolution Fees payable to RMC and in accordance with the distribution provisions of the Plan described above.

Partnership Agreement – Summary (Prior to the Dissolution Date)

The following is a summary of certain provisions of the Partnership Agreement and is qualified in its entirety by the terms of the Partnership Agreement itself. Limited partners should refer to the Partnership Agreement for complete disclosure of its provisions.

Net income (losses) are allocated among the limited partners according to their respective capital accounts after one percent (1%) of the net income (losses) are allocated to the general partners. The monthly results are subject to subsequent adjustment as a result of quarterly and year-end accounting and reporting. Investors should not expect the partnership to provide tax benefits of the type commonly associated with limited partnership tax shelter investments.

Federal and state income taxes are the obligation of the partners, other than the annual California franchise tax and the California LLC cash receipts taxes paid by the partnership's subsidiaries. The tax basis in the net assets of the partnership differs from the book basis by the amount of the allowance for credit losses and the amount of the valuation allowance for real estate owned.

Real estate owned ("REO")

Real estate owned, or REO, is property acquired in full or partial settlement of loan obligations generally through foreclosure (and a correlated trustee sale of the collateral) and is recorded at acquisition at the property's fair value less estimated costs to sell. In conjunction with the acquisition, other assets may be acquired and senior debt and claims assumed (or, in the case of, senior debt the asset may be 'taken subject to' versus 'assumed'). The fair value estimates are derived from information available in the real estate markets including similar property and often require the experience and judgment of third parties such as commercial real estate appraisers and brokers. The estimates figure materially in calculating the value of the property at acquisition, the level of charge to the allowance for credit losses and any subsequent valuation reserves. After acquisition, costs incurred relating to the development and improvement of property are capitalized to the extent they do not cause the recorded value to exceed the net realizable value, whereas costs relating to holding and disposition of the property are expensed as incurred and recorded in REO, net on the statements of operations. REO is analyzed periodically for changes in fair values and any subsequent write down is charged to REO, net on the statements of operations. Any recovery in the fair value subsequent to such a write down is recorded and is not to exceed the value recorded at acquisition. Recognition of gains or losses on the sale of real estate is dependent upon the transaction meeting certain criteria related to the nature of the property and the terms of the sale including potential seller financing.

GENERAL PARTNERS AND OTHER RELATED PARTIES

Per the Partnership Agreement and continuing after the Dissolution Date, the general partners are entitled to one percent (1%) of profits or losses of the partnership and provides for fees and for reimbursement of qualifying expenses, as compensation to the manager, as detailed below.

Dissolution fee

Under the Plan of Dissolution, RMC is entitled to collect the Dissolution Fee, which is equal to 7.0% of each capital distribution to be made to the limited partners, over the course of the wind-up period. The Dissolution Fee amounts received by RMC are intended to first be remitted back to the partnership in satisfaction of amounts owed by RMC on the formation loan and to restore the general partners' capital deficit (i.e., the deficit restoration obligation) required by the Partnership Agreement. Any proceeds of the Dissolution Fee remaining after payment of the formation loan and restoration of the general partners' capital deficit will be retained by RMC. The Dissolution Fee is treated as an expense of the partnership and included in the allocation of income/losses to limited partners' capital accounts.

Payments received from RMC (upon the receipt by RMC of the Dissolution Fee triggered by the redemption distributions) since the Dissolution Date as of June 30, 2026 have totaled $1.7 million.

Mortgage servicing fees

The manager acting as servicing agent with respect to all loans is entitled to receive a servicing fee of up to 1.5% annually of the unpaid principal balance of the loan portfolio. The mortgage servicing fees are accrued monthly on all loans. Remittance to RMC is made monthly unless the loan has been assigned a specific loss reserve, at which point remittance is deferred until the specific loss reserve is no longer required, or the property has been acquired by the partnership.

Asset Management Fees

The general partners are entitled to monthly fees for managing the business and affairs of RMI VIII, including management of the partnership's loan portfolio and operations, of up to 1/32 of 1% of the "net asset value" of the partnership (3/8 of 1% annually).

Costs from RMC

The manager is entitled to request reimbursement for operations expense incurred on behalf of RMI VIII, including without limitation, RMC's personnel and non-personnel costs incurred for qualifying business activities, including investor services, accounting, tax and data processing, postage and out-of-pocket general and administration expenses. Qualifying personnel/compensation costs and consulting fees are tracked by business activity, and then costs of qualifying activities are allocated to RMI VIII pro-rata based on the percentage of RMI VIII's limited partners' capital to the total capital of all related mortgage funds managed by RMC. Certain other non-personnel, qualifying costs such as postage and out-of-pocket general and administrative expenses can be tracked by RMC as specifically attributable to RMI VIII; other non-personnel, qualifying costs (e.g., RMC's accounting and audit fees, legal fees and expenses, occupancy, and insurance premiums) are allocated pro-rata based on the percentage of RMI VIII's partners' capital to total capital of the related mortgage funds managed by RMC.

Formation loan

Commissions for sales of limited partnership units paid to broker-dealers ("B/D sales commissions") were paid by RMC and were not paid directly by the partnership out of offering proceeds. Instead, the partnership advanced to RMC amounts (sufficient up to 7% of offering proceeds) to pay the B/D sales commissions and premiums paid to partners in connection with unsolicited orders. The receivable from the manager arising from these advances is unsecured and non-interest bearing and is referred to as the "formation loan."

These advances totaled $22.6 million, of which approximately $1.0 million remains outstanding at June 30, 2026.

Limited partners' capital – withdrawals

Redemption distributions made during the six months ended June 30, 2026 were $2.4 million.

Of the total, approximately $521 thousand was used to redeem in-full limited partners accounts with balances of $10 thousand or less, reducing the number of investor accounts from 1,949 at the Dissolution Date to 1,077 at June 30, 2026. The remaining $1.9 million was distributed pro rata to all other limited partners.

Other related party transactions

- *Payable to/receivable from related parties*

From time to time, in the normal course of business operations, the partnership may have payables to and/or receivables from related parties. At June 30, 2026, the payable to related parties of approximately $24 thousand consisted of exclusively accounts payable due to the manager. There were no receivables from related parties at June 30, 2026.

At December 31, 2025, the payable to related parties of approximately $24 thousand consisted exclusively of accounts payable and cost reimbursements to the manager. The receivable from related parties of approximately $2 thousand consisted exclusively of accounts receivable from a related mortgage fund.

- *Loan transactions with related mortgage funds*

In the ordinary course of business, performing loans may be transferred by executed assignment, in-part or in-full, between the RMC managed mortgage funds at par, which approximates fair value.

In the six months ended June 30, 2026 and six months ended June 30, 2025, no loans were transferred from related mortgage funds to RMI VIII. No loans were transferred to related mortgage funds from RMI VIII.

LOANS

Prior to the Dissolution Date, loans were generally funded at a fixed interest rate with a loan term of up to five years and loans acquired between related mortgage funds were generally done so within the first six months of origination and were purchased at par value, which approximated fair value.

The partnership's loans are secured by real estate in coastal California metropolitan areas. The portfolio segments are first and second trust deeds mortgages and the key credit quality indicator is the LTV. First-mortgage loans comprised 100% of the portfolio at June 30, 2026 (92% at December 31, 2025).

Secured loans unpaid principal balance (principal)

Secured loan transactions for the three and six months ended June 30, 2026 are summarized in the following table ($ in thousands).

	2026			2025		
	Total	First Trust Deeds	Second Trust Deeds	Total	First Trust Deeds	Second Trust Deeds
Principal, beginning of year	$ 16,266	$ 15,035	$ 1,231	$ 25,183	$ 18,254	$ 6,929
Principal collected	(1,276)	(45)	(1,231)	(7,932)	(4,652)	(3,280)
Loan transferred to unsecured	—	—	—	(2,414)	—	(2,414)
Principal, June 30	$ 14,990	$ 14,990	$ —	$ 14,837	$ 13,602	$ 1,235

Loan characteristics

Secured loans had the characteristics presented in the following table ($ in thousands).

	June 30, 2026	December 31, 2025
Secured loans	4	5
First trust deeds	4	4
Second trust deeds	—	1
Secured loans – principal	$ 14,990	$ 16,266
First trust deeds	$ 14,990	$ 15,035
Second trust deeds	$ —	$ 1,231
Secured loans – lowest interest rate (fixed)	6.0%	6.0%
Secured loans – highest interest rate (fixed)	10.0%	10.8%
Average secured loan – principal	$ 3,748	$ 3,253
Average principal as percent of total principal	25.0%	20.0%
Average principal as percent of partners' capital, net of formation loan	16.5%	12.9%
Average principal as percent of total assets	16.0%	12.3%
Largest secured loan – principal	$ 8,560	$ 8,605
Largest principal as percent of total principal	57.1%	52.9%
Largest principal as percent of partners' capital, net of formation loan	37.7%	34.1%
Largest principal as percent of total assets	36.5%	32.6%
Smallest secured loan – principal	$ 880	$ 880
Smallest principal as percent of total principal	5.9%	5.4%
Smallest principal as percent of partners' capital, net of formation loan	3.9%	3.5%
Smallest principal as percent of total assets	3.8%	3.3%
Number of California counties where security is located	3	4
Largest percentage of principal in one California county	57.1%	52.9%

At June 30, 2026, the secured loan portfolio consisted of the following loans:

- The partnership's largest loan, with principal of approximately $8.6 million (OLTV 24.8%), interest at 8.375% per annum and maturing on July 1, 2027, is secured by a commercial building in the City of Santa Clara in Santa Clara County.
- The second loan, with principal of approximately $3.6 million (OLTV 59.2%), interest at 7.990 % per annum and maturing on February 1, 2027, is secured by a commercial/mixed use building in the City of Fairfield in Solano County.
- The third loan, with principal of approximately $2.0 million (OLTV 53.2%), interest at 6.000% per annum and maturing on September 1, 2026, was made to facilitate an REO sale of a single family residential property in the City of Los Angeles in Los Angeles County and is secured by a first lien on the property.
- The fourth loan, with principal of approximately $880 thousand (OLTV 55%), interest at 10% per annum and matured in October, 2025, is secured by a retail building in the City of Tujunga in Los Angeles County. Pursuant to an agreement with the borrower, the borrower made a payment of $85 thousand in July 2026 and agreed to make a final payment in full in October, 2026. The $85 thousand in July 2026 brought payments current through July 2026.

As of June 30, 2026, 3 secured loans with principal of approximately $6.4 million provide for monthly payments of interest only, with the principal due at maturity, and 1 loan with principal of approximately $8.6 million provides for monthly payments of principal and interest, calculated on a 30-year amortization, with the remaining principal due at maturity.

At June 30, 2026 and December 31, 2025, there were no loan forbearance agreements in effect.

Lien position/OLTV

At funding, secured loans had the lien positions presented in the following table ($ in thousands).

	June 30, 2026			December 31, 2025		
	Loans	Principal	Percent	Loans	Principal	Percent
First trust deeds	4	$ 14,990	100%	4	$ 15,035	92%
Second trust deeds	—	—	0	1	1,231	8
Total principal, secured loans	4	14,990	100%	5	16,266	100%
Liens due to other lenders at loan closing		—			4,915	
Total debt		$ 14,990			$ 21,181	
Appraised property value at loan closing		$ 45,860			$ 55,210	
OLTV (weighted average)		38.5%			40.6%	

At the time each loan was funded, the LTV was such that the protective equity in the collateral securing the loan was expected to be sufficient to preclude any expected credit losses of the principal of the loan, except where there is a forward period adverse event that is uninsured and/or there are market conditions so adverse (and are other-than-temporary) that the protective equity is reduced to an amount not sufficient to recover the principal owed.

Secured loans, principal by OLTV and lien position at June 30, 2026 are presented in the following table ($ in thousands).

OLTV(1)	Count	Total principal	Percent
<40%	1	$ 8,560	57.1%
50-59%	3	6,430	42.9
Total	4	$ 14,990	100.0%

(1) LTV classifications in the table above are based on principal, advances and interest unpaid at June 30, 2026.

Property type

Secured loans summarized by property type are presented in the following table ($ in thousands).

	June 30, 2026			December 31, 2025		
	Loans	Principal	Percent	Loans	Principal	Percent
Single family(2)	1	$ 2,000	13%	2	$ 3,231	20%
Commercial						
Retail	1	880	6	1	880	5
Commercial – Other	2	12,110	81	2	12,155	75
Commercial Total	3	12,990	87	3	13,035	80
Total principal, secured loans	4	$ 14,990	100%	5	$ 16,266	100%

(2) At June 30, 2026, single family consists of one loan with principal of $2.0 million that is non-owner occupied. (At December 31, 2025, two loans with aggregate principal of approximately $3.2 million non-owner occupied.)

Distribution of secured loans-principal by California counties

The distribution of secured loans within California by counties is presented in the following table ($ in thousands).

	June 30, 2026		December 31, 2025	
	Principal	Percent	Principal	Percent
San Francisco Bay Area[3]				
Santa Clara	$ 8,560	57.1	$ 8,605	52.9
Solano	3,550	23.7	3,550	21.8
Alameda	—	0.0	1,231	7.6
SF Bay Area Total	12,110	80.8	13,386	82.3
Los Angeles	2,880	19.2	2,880	17.7
Total principal, secured loans	$ 14,990	100.0%	$ 16,266	100.0%

(3) Includes the Silicon Valley

Scheduled maturities/Secured loans-principal

Secured loans scheduled to mature in periods as of and after June 30, 2026 are presented in the following table ($ in thousands).

	Loans	Principal	Percent
2026	1	$ 2,000	13%
2027	2	12,110	81
Matured[4]	1	880	6
Total principal, secured loans	4	$ 14,990	100%

(4) Pursuant to an agreement with the borrower, the borrower made a payment of $85 thousand in July 2026 and agreed to make a final payment in full in October, 2026. The $85 thousand in July 2026 brought payments current through July 2026.

Allowance for credit losses/provision (recovery)

Activity in the allowance for credit losses for the six months ended June 30 is presented in the following table ($ in thousands).

	2026	2025	
	Secured loans	Secured loans	Unsecured loans
Balance, January 1	$ 100	$ 2,540	$ —
Reclassification	—	(2,418)	2,418
Recovery of credit losses	—	—	(1,064)
Provision for credit losses	—	3	—
Balance, June 30	$ 100	$ 125	$ 1,354

Each secured loan is reviewed quarterly for its delinquency, LTV adjusted for the most recent valuation of the underlying collateral, remaining term to maturity, borrower's payment history and other factors.

At December 31, 2024, one secured loan (matured April 1, 2023) with an unpaid principal balance of approximately $5.7 million, which was secured by a second lien on a hotel in San Francisco, was deemed to be collateral dependent. The partnership recorded a provision for credit loss of $2.4 million on the loan, which represented the difference between amounts owed to RMI VIII and the net realizable value of the remaining underlying collateral less amounts owed to the first-lien holder plus delinquent property taxes.

In April 2025, the hotel was sold, and the partnership received approximately $7.3 million, comprised of proceeds from the sale plus cash contributed to the escrow per an agreement with the borrower. The proceeds were applied, as follows:

- first, approximately $3.8 million to the payment in full of the acquired (in December 2024) first-lien mortgage note; and

- second, approximately $3.5 million to the second-lien mortgage note as follows: approximately $185 thousand payment in full of interest then owed, approximately $35 thousand payment in full of advances then owed, and approximately $3.3 million to pay down principal.

The resulting unpaid principal balance approximated $2.4 million, which was reclassified as an unsecured loan, and for which a provision for credit losses was recorded in 2024.

In the quarter ended June 30, 2025, a recovery of credit losses of approximately $1.2 million was recorded when the terms of a sales contract for a cell tower installed at the hotel were completed and the conditions precedent to the sale (and certain contingencies) were expected to be met and/or released. In August 2025, the sale was completed, and the partnership received $1.1 million from the sale of the future rents. The remaining unpaid principal of approximately $1.3 million was charged off, as it was deemed uncollectible.

Based on contractual maturities, there are projected to be two loans remaining at year-end 2026, with aggregate principal of $12.1 million and weighted average OLTV of 35%. Both loans are projected to be paid in full during 2027.

REAL ESTATE OWNED (REO) AND MORTGAGE PAYABLE

REO transactions and valuation adjustments for the three and six months ended June 30, 2026 are summarized in the following tables ($ in thousands).

	Six Months Ended June 30, 2026		
	REO	Valuation Allowance	REO, net
Balance, beginning of period	$ 9,291	$ (755)	$ 8,536
Dispositions	(2,296)	651	(1,645)
Balance, June 30, 2026	$ 6,995	$ (104)	$ 6,891

REO at June 30, 2026 was comprised of the following with a carrying value of approximately $6.9 million.

- In San Francisco, a multi-family building acquired (and possession was taken) in December 2023 by deed in lieu of foreclosure. At acquisition, the property was to be converted and sold as tenants-in-common units. Since then, a market rebound in San Francisco characterized by rent increases (and corresponding increases in property valuations), and a return of institutional investment activity, the property was listed for sale in July 2026 as a multi-family rental building.
- In San Francisco, a real estate interest comprised of a condominium unit consisting of storage lockers and the signage rights for the exterior façade of the building. The storage lockers and the signage rights are being offered for sale.

In January 2026, one single family residence in Los Angeles County was sold for an amount that – net of sales costs – approximated the carrying cost of the REO ($1.6 million, net of a previously recorded valuation allowance of $651 thousand).

In June 2025, a condominium unit sold for $2.4 million and the net proceeds to the partnership approximated the carrying value of $2.2 million. The condominium unit was acquired in April 2024 by foreclosure sale.

In August 2025, one single family residence in Los Angeles County was sold for an amount that – net of sales costs – approximated the carrying cost of the REO ($3.5 million). RMI VIII facilitated the transaction with the financing of a $2.0 million mortgage note at 6% interest maturing in September 2026 which is secured by a first lien on the property. A mortgage note payable to a third-party lender secured by a first trust deed on the sold property was paid in full from the proceeds of the sale.

REO, net

REO, net in operations expense on the consolidated income statements is comprised of holding costs, net of other income of approximately $24 thousand and $177 thousand for the three months ended June 30, 2026 and 2025, respectively and $17 thousand and $522 thousand for the six months ended June 30, 2026 and 2025, respectively.

Holding costs, net of other income includes month-to-month rents received of approximately $30 thousand and $32 thousand for the three months ended June 30, 2026 and 2025, respectively and $84 thousand and $74 thousand for the six months ended June 30, 2026 and 2025, respectively, for a multi-family building, unit-storage lockers and signage in San Francisco County.

SUBSEQUENT EVENTS

The partnership evaluated subsequent events that have occurred after June 30, 2026 to July 31, 2026 and determined that there were no events or transactions that require recognition or disclosure in the consolidated financial statements other than as included in the prior notes.

RESULTS OF OPERATIONS

The following supplemental information should be read in conjunction with the unaudited financial statements and notes thereto as well as the audited financial statements and the notes thereto for the year ended December 31, 2025. The results of operations for the three and six months ended June 30, 2026 are not necessarily indicative of the results to be expected for the full year.

Key performance indicators

Key performance indicators as of and for the six months ended June 30 are presented in the following table ($ in thousands).

	2026	2025
Limited partners' capital – end of period	$ 24,345	$ 31,070
Limited partners' capital – average balance	$ 25,276	$ 38,965
Limited partners' capital – withdrawals[1]	$ 2,355	$ 14,300
Secured loans principal – end of period balance	$ 14,990	$ 14,837
Secured loans principal – average daily balance	$ 15,256	$ 19,923
First trust deeds	4	4
Principal – first trust deeds	$ 14,990	$ 13,602
Weighted average OLTV – first trust deeds[2]	38.5%	35.1%
Second trust deeds	—	1
Principal – second trust deeds	$ —	$ 1,235
Weighted average OLTV – second trust deeds[2]	0.0%	65.8%
REO	$ 6,891	$ 12,278
Interest income	$ 620	$ 1,052
Portfolio interest rate[3]	8.1%	8.6%
Effective yield rate[4]	8.1%	7.2%
Interest expense - mortgages payable	$ —	$ 39
Provision for loan losses	$ —	$ (1,061)
Operations expense, before dissolution fee	$ 823	$ 1,614
Dissolution fee to RMC	168	1,001
Total operations expense	$ 991	$ 2,615
Net income (loss)	$ (370)	$ (538)
Percent[5][6]	(2.9%)	(2.8%)

(1) Under the Plan of Dissolution, quarterly pro rata withdrawals to all limited partners of cash received from the liquidation of partnership assets and available to fund capital distributions, net of payments on borrowings.
(2) The LTVs use the appraisals at origination of the loans (OLTV)
(3) Stated note interest rate, weighted daily average (annualized)
(4) Percent secured loans principal – average daily balance (annualized) (excluding interest income on an unsecured loan and an acquired first-lien mortgage note)
(5) Percent of limited partners' capital – average balance (annualized)
(6) Percent based on the net income(loss) allocated to limited partners (excluding 1% of income and losses allocated to general partners but including the dissolution fee in full)

Key performance indicators as of and for the three months ended June 30, 2026 are presented in the following table ($ in thousands).

	2026	2025
Limited partners' capital – end of period	$ 24,345	$ 31,070
Limited partners' capital – average balance	$ 24,381	$ 35,496
Limited partners' capital – withdrawals[1]	$ —	$ 9,300
Secured loans principal – end of period balance	$ 14,990	$ 14,837
Secured loans principal – average daily balance	$ 15,001	$ 16,645
First trust deeds	4	4
Principal – first trust deeds	$ 14,990	$ 13,602
Weighted average OLTV – first trust deeds[2]	38.5%	35.1%
Second trust deeds	—	1
Principal – second trust deeds	$ —	$ 1,235
Weighted average OLTV – second trust deeds[2]	0.0%	65.8%
REO	$ 6,891	$ 12,278
Interest income	$ 303	$ 536
Portfolio interest rate[3]	8.1%	8.6%
Effective yield rate[4]	8.1%	10.7%
Interest expense – mortgages payable	$ —	$ 20
Provision for loan losses	$ —	$ (1,183)
Operations expense, before dissolution fee	$ 375	$ 595
Dissolution fee to RMC	—	651
Total operations expense	$ 375	$ 1,246
Net income (loss)	$ (72)	$ 453
Percent[5][6]	(1.2%)	5.0%

(1) Under the Plan of Dissolution, quarterly pro rata withdrawals to all limited partners of cash received from the liquidation of partnership assets and available to fund capital distributions, net of payments on borrowings.
(2) The LTVs use the appraisals at origination of the loans (OLTV)
(3) Stated note interest rate, weighted daily average (annualized)
(4) Percent secured loans principal – average daily balance (annualized) (excluding interest income on an unsecured loan and an acquired first-lien mortgage note)
(5) Percent of limited partners' capital – average balance (annualized)
(6) Percent based on the net income(loss) allocated to limited partners (excluding 1% of income and losses allocated to general partners but including the dissolution fee in full)

Secured loans, principal, advances and interest unpaid, by LTV and lien position

LTVs presented in the following tables have been updated for changes in fair values of the collateral as indicated by appraisals, broker opinion of value, or other external market evidence received by the manager after the origination of the loan, if any.

Secured loans, principal by LTV at June 30, 2026 are presented in the following table ($ in thousands).

	Secured loans, principal	
LTV[(1)]	Total principal	Percent[(2)]
<40%	$ 8,560	57.1%
50-59%	6,430	42.9
Total	$ 14,990	100.0%

(1) LTV classifications in the table above are based on the sum of principal, advances and interest unpaid at June 30, 2026.
(2) Percent of secured loans principal, end of period balance.

Analysis and discussion of income from operations 2026 v. 2025 (six months ended)

Significant changes to net income for the six months ended June 30, 2026 compared to the same period in 2025 are summarized in the following table ($ in thousands).

	Net interest[(1)] income	Provision for (recovery of) loan losses	Operations expense	Net income
Six months ended				
June 30, 2026	$ 620	$ —	$ 991	$ (370)
June 30, 2025	1,013	(1,061)	2,615	(538)
Change	$ (393)	$ 1,061	$ (1,624)	$ 168
Change				
Decrease secured loans principal – average daily balance	(222)	—	(48)	(174)
Acquired first-lien mortgage and unsecured loan	(210)	—	—	(210)
Interest on mortgage payable assumed at foreclosure	39	—	—	39
Decrease in provision year-over-year	—	(122)	—	122
Decrease in recovery year-over-year	—	1,183	—	(1,183)
Dissolution fee	—	—	(833)	833
Decrease limited partners' capital – average balance	—	—	(77)	77
Decrease in allocable expenses from the manager	—	—	(11)	11
Legal, audit and consulting	—	—	(180)	180
Tax compliance cost efficiency	—	—	(2)	2
Timing of services rendered	—	—	33	(33)
REO holding costs	—	—	(505)	505
Late fees	—	—	—	(2)
Other	—	—	(1)	1
Change	$ (393)	$ 1,061	$ (1,624)	$ 168

(1) Interest income in the six months ended June 30, 2025 included interest income of approximately $65 thousand on an unsecured loan and interest income of approximately $145 thousand on an acquired first-lien mortgage note.

The table above displays only significant changes to net income for the period and is not intended to cross foot.

Net interest income

Net interest income decreased approximately $393 thousand (38.8%) for the six months ended June 30, 2026 compared to the same period in 2025, as the average daily balance of loan principal decreased to $15.3 million in the six months ended June 30, 2026 from $19.9 million in the same period in 2025. Interest expense decreased to $0 as the mortgage note payable was paid in full in August 2025.

Provision for (recovery of) credit losses

In the three months ended March 31, 2025, a provision for credit losses of approximately $122 thousand was recorded due to an allowance relating to one secured loan (matured April 1, 2023 – unpaid principal balance of $5.7 million at March 31, 2025) secured by a second lien on a hotel, both in the City and County of San Francisco. In the three months ended June 30, 2025, RMI VIII recorded a recovery of credit losses of approximately $1.2 million when the hotel was sold, the terms of the sales contract (the proceeds of which are to be remitted to the partnership) were completed and the conditions precedent to the sale (and certain contingencies) were met and/or released.

Operations expense

Significant changes to operations expense for the six months ended June 30, 2026 compared to the same period in 2025 are summarized in the following table ($ in thousands).

	Dissolution fee	Mortgage servicing fees	Asset management fees	Costs from RMC	Professional services	REO, net	Other	Total
Six months ended								
June 30, 2026	$ 168	116	48	143	496	17	3	$ 991
June 30, 2025	1,001	164	81	198	654	522	(5)	2,615
Change	$ (833)	(48)	(33)	(55)	(158)	(505)	8	$ (1,624)
Change								
Dissolution fee	(833)	—	—	—	—	—	—	(833)
Decrease secured loans principal – average daily balance	—	(48)	—	—	—	—	—	(48)
Decrease limited partners' capital – average balance	—	—	(33)	(44)	—	—	—	(77)
Decrease in allocable expenses from the manager	—	—	—	(11)	—	—	—	(11)
Legal, audit and consulting	—	—	—	—	(180)	—	—	(180)
Tax compliance cost efficiency	—	—	—	—	(2)	—	—	(2)
Timing of services rendered	—	—	—	—	33	—	—	33
REO holding costs	—	—	—	—	—	(505)	—	(505)
Other	—	—	—	—	(9)	—	8	(1)
Change	$ (833)	(48)	(33)	(55)	(158)	(505)	8	$ (1,624)

Dissolution fee

Under the Plan of Dissolution, RMC is entitled to collect the Dissolution Fee, which is equal to 7.0% of each capital distribution to be made to the limited partners, over the course of the wind-up period. The Dissolution Fee amounts received by RMC are intended to first be remitted back to the partnership in satisfaction of amounts owed by RMC on the formation loan and to restore the general partners' capital deficit (i.e., the deficit restoration obligation) required by the Partnership Agreement. Proceeds of the Dissolution Fee remaining after these payments, if any, will be retained by RMC. The Dissolution Fee will be treated as an expense of the partnership and included in the allocation of income/losses to limited partners' capital accounts.

Payments received from RMC since the Dissolution Date (i.e., commencement of RMC's receipt of the Dissolution Fee triggered by the redemption distributions) through June 30, 2026 have totaled approximately $1.7 million.

Mortgage servicing fees

The decrease in mortgage servicing fees of approximately $48 thousand for the six months ended June 30, 2026 as compared to the same period in 2025, was due to a decrease in the secured loans principal – average daily balance to approximately $15.3 million from approximately $19.9 million.

Asset Management Fees

For the management of the partnership's loan portfolio, the general partners are entitled to a monthly Asset Management Fee in an amount up to 1/32 of 1% of the "net asset value" of the partnership (3/8 of 1% annually). The decrease in Asset Management Fees for the six months ended June 30, 2026 as compared to the same period in 2025 was due to the decrease in limited partners' capital – average balance to approximately $25.3 million from $39.0 million.

Costs from RMC

RMC is entitled to request reimbursement for operations expense incurred on behalf of RMI VIII, including without limitation, RMC's personnel and non-personnel costs incurred for qualifying business activities, including investor services, accounting, tax and data processing, postage and out-of-pocket general and administration expenses. The decrease in costs from RMC of approximately $55 thousand for the six months ended June 30, 2026 ,as compared to the same period in 2025, was due to a decrease in allocable payroll and professional services and a reduction of the partnership's limited partners' capital as a percent of the total capital of the related mortgaged funds managed by RMC.

Professional services

Professional services consist primarily of information technology, legal, audit and tax compliance, and consulting expenses.

The decrease in professional services of approximately $158 thousand for the six months ended June 30, 2026 compared to the same period in 2025 was primarily due to a decrease in legal, audit and consulting fees.

REO holding costs

The decrease in holding costs, net of other income for the six months ended June 30, 2026 compared to the same period in 2025 was primarily due to a decrease in REO operating expenses of approximately $495 thousand, resulting from the sale of REO properties and an increase of approximately $10 thousand in rental income on a remaining property related to signage rights.

Analysis and discussion of income from operations 2026 v. 2025 (three months ended)

Significant changes to net income for the three months ended June 30, 2026 compared to the same period in 2025 are summarized in the following table ($ in thousands).

	Net interest[(2)] income	Provision for (recovery of) credit losses	Operations expense	Net income
Three months ended				
June 30, 2026	$ 303	—	375	$ (72)
June 30, 2025	516	(1,183)	1,246	453
Change	$ (213)	1,183	(871)	$ (525)
Change				
Decrease secured loans principal – average daily balance	(65)	—	(15)	(50)
Effective yield rate	(74)	—	—	(74)
Acquired first-lien mortgage and unsecured loan	(94)	—	—	(94)
Interest on mortgage payable assumed at foreclosure	20	—	—	20
Decrease in recovery year-over-year	—	1,183	—	(1,183)
Dissolution fee	—	—	(651)	651
Decrease limited partners' capital – average balance	—	—	(34)	34
Increase in allocable expenses from the manager	—	—	2	(2)
Tax compliance cost efficiency	—	—	(2)	2
Legal, audit and consulting	—	—	(78)	78
Timing of services rendered	—	—	42	(42)
REO holding costs	—	—	(153)	153
Other	—	—	18	(18)
Change	$ (213)	1,183	(871)	$ (525)

(2) Interest income in the three month ended June 30, 2025 included interest income of approximately $65 thousand on an unsecured loan and interest income of approximately $29 thousand on an acquired first-lien mortgage note.

The table above displays only significant changes to net income for the period and is not intended to cross foot.

<u>*Net interest income*</u>

Net interest income decreased approximately $213 thousand (41.3%) for the three months ended June 30, 2026 compared to the same period in 2025, as the average daily balance of loan principal decreased to $15.0 million in the three months ended June 30, 2026 from $16.6 million in the same period in 2025, and foregone interest of $115 thousand was collected in the three months ended June 30, 2025. Interest expense decreased to $0 as the mortgage note payable was paid in full in August 2025.

<u>*Provision for (recovery of) credit losses*</u>

In the three months ended June 30, 2025, RMI VIII recorded a recovery of credit losses of approximately $1.2 million when the terms of a sales contract (the proceeds of which are to be remitted to the partnership) were completed and the conditions precedent to the sale (and certain contingencies) were met and/or released.

Operations expense

Significant changes to operations expense for the three months ended June 30, 2026 compared to the same period in 2025 are summarized in the following table ($ in thousands).

	Dissolution fee	Mortgage servicing fees	Asset management fees	Costs from RMC	Professional services	REO, net	Other	Total
Three months ended								
June 30, 2026	$ —	56	23	76	195	24	1	$ 375
June 30, 2025	651	71	38	93	226	177	(10)	1,246
Change	$ (651)	(15)	(15)	(17)	(31)	(153)	11	$ (871)
Change								
Dissolution fee	(651)	—	—	—	—	—	—	(651)
Decrease secured loans principal – average daily balance	—	(15)	—	—	—	—	—	(15)
Decrease limited partners' capital – average balance	—	—	(15)	(19)	—	—	—	(34)
Increase in allocable expenses from the manager	—	—	—	2	—	—	—	2
Tax compliance cost efficiency	—	—	—	—	(2)	—	—	(2)
Legal, audit and consulting	—	—	—	—	(78)	—	—	(78)
Timing of services rendered	—	—	—	—	42	—	—	42
REO holding costs	—	—	—	—	—	(153)	—	(153)
Other	—	—	—	—	7	—	11	18
Change	$ (651)	(15)	(15)	(17)	(31)	(153)	11	$ (871)

Dissolution fee

Under the Plan of Dissolution, RMC is entitled to collect the Dissolution Fee, which is equal to 7.0% of each capital distribution to be made to the limited partners, over the course of the wind-up period. The Dissolution Fee amounts received by RMC are intended to first be remitted back to the partnership in satisfaction of amounts owed by RMC on the formation loan and to restore the general partners' capital deficit (i.e., the deficit restoration obligation) required by the Partnership Agreement. Proceeds of the Dissolution Fee remaining after these payments, if any, will be retained by RMC. The Dissolution Fee will be treated as an expense of the partnership and included in the allocation of income/losses to limited partners' capital accounts.

Payments received from RMC since the Dissolution Date (i.e., commencement of RMC's receipt of the Dissolution Fee triggered by the redemption distributions) June 30, 2026 have totaled approximately $1.7 million.

Mortgage servicing fees

The decrease in mortgage servicing fees of approximately $15 thousand for the three months ended June 30, 2026 as compared to the same period in 2025, was due to a decrease in the secured loans principal – average daily balance to approximately $15.0 million from approximately $16.6 million.

Asset Management Fees

For the management of the partnership's loan portfolio, the general partners are entitled to a monthly Asset Management Fee in an amount up to 1/32 of 1% of the "net asset value" of the partnership (3/8 of 1% annually). The decrease in Asset Management Fees for the three months ended June 30, 2026 as compared to the same period in 2025 was due to the decrease in limited partners' capital – average balance to approximately $24.4 million from $35.5 million.

Costs from RMC

RMC is entitled to request reimbursement for operations expense incurred on behalf of RMI VIII, including without limitation, RMC's personnel and non-personnel costs incurred for qualifying business activities, including investor services, accounting, tax and data processing, postage and out-of-pocket general and administration expenses. The decrease in costs from RMC of approximately $17 thousand for the three months ended June 30, 2026 as compared to the same period in 2025 was due to a reduction of the partnership's limited partners' capital as a percent of the total capital of the related mortgaged funds managed by RMC.

Professional services

Professional services consist primarily of information technology, legal, audit and tax compliance, and consulting expenses.

The decrease in professional services of approximately $31 thousand for the three months ended June 30, 2026 compared to the same period in 2025 was primarily due to a decrease in legal, audit and consulting fees.

REO holding costs

The decrease in holding costs, net of other income for the three months ended June 30, 2026 compared to the three months ended June 30, 2025 was primarily due to a decrease in REO operating expenses of approximately $156 thousand, resulting from the sale of REO properties, offset partially by a decrease of approximately $3 thousand in rental income on a remaining property related to signage rights.

Cash flows and liquidity

Under the Plan of Dissolution, all assets of the partnership, including cash available from interest and principal payments on partnership loans, proceeds from the sale of real estate owned and partnership loans, and RMC's repayment (primarily from the proceeds of the dissolution fee) of the amounts owed on the formation loan and of the general partners' capital deficit (i.e., the deficit restoration obligation), will be applied and distributed in the following order of priority:

- First, to the payment of operations expense, including liabilities to professional services providers and government agencies (principally property and other taxes), fees and cost reimbursements to RMC, Asset Management Fees to the general partners, loan administration and collection costs, and such other general and administrative expenses of the partnership's business and compliance activities and then to the payment and discharge of all of the partnership's then current debts and liabilities to banks (and any other lenders); and
- Thereafter, quarterly, within seven (7) business days after the end of each calendar quarter, to the limited and general partners in proportion to their respective capital account balances, after (i) taking into account income and loss allocations for the applicable calendar quarter and (ii) deducting the Dissolution Fee as calculated on the last business day of the quarter. Quarterly net income, if any, will be distributed pro rata to all limited partners and by disbursement separate from redemption distribution payments.

Cash flows – business activity – are presented in the following table ($ in thousands).

	Six Months Ended June 30, 2026	Six Months Ended June 30, 2025
Limited partners' capital – withdrawals	$ (2,355)	$ (14,300)
Mortgages payable repaid, including interest	—	(49)
Loan earnings and payments		
Interest received, net	585	1,066
Late fees and other loan income	1	2
Principal collected	1,276	7,932
Advances received from loans	—	9
Cash provided by loans	1,862	9,009
Mortgage note collected	—	3,656
REO		
Sale proceeds, net	1,645	2,236
Holding costs	(35)	(607)
Cash provided by REO operations and sales	1,610	1,629
RMC payments – formation loan	168	1,001
Dissolution fee	(168)	—
Operations expense, excluding REO holding costs and dissolution fee	(1,185)	(2,234)
Net (decrease) in cash	$ (68)	$ (1,288)
Cash, end of period	$ 1,498	$ 3,446