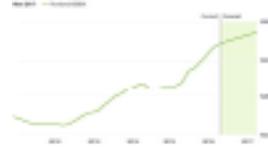




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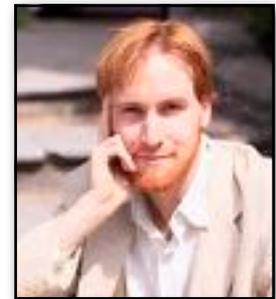
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Woodsong Property Renovation Partners Newsletter



Conceptual Project Rendering by TNT Design.

The Dekum Charles Arises!



Garlynn Woodsong, founder and president of Woodsong Property Renovation Partners, LLC

After mind boggling permitting delays and extreme excavation challenges due to the wettest winter on record in Portland, Oregon, we're happy (ok, ecstatic!) to report that the Dekum Charles 4-Plex is now scheduled for completion in early 2017.

The new foundation was poured earlier this year, and the house moved roughly six feet to the south (out of the setback) and set atop it. The new basement level was framed out, while a new roof complete with trusses for the new dormers was installed to replace the original, substandard roof and top floor. With framing substantially complete, utility

work began, including rough-in of the electrical, plumbing and fire protection systems. New double-paned, double-hung windows were installed on all levels, and the installation of new siding all around is just now wrapping up, along with waterproofing and exterior door installation.

Miller Paint Company, founded in the same year the house was built (1890) in Portland, OR, has agreed to donate free paint to help put the finishing touches on this historic home.

Citizen Flats Condominiums!



Conceptual Project Rendering by TNT Design.

Construction at the project at SE 70th & Raymond Ct began from the ground up! The existing 1906 house was jacked up and a new basement dug underneath and poured, onto which the house was set back down. The structure was then incrementally lifted up and new pony walls were tilted in, nailed into place, sheeted over, then prepared for the installation of the walls of a whole new level. A painstaking process, to be sure, but one that nets an additional 3,000+ square feet more than the original structure — all in the same footprint. **THIS** is what we do.

The project now has a registered name with Multnomah County — the Citizen Flats Condominiums — and the three new condos, as well as a bonus unit in the top-floor attic, are scheduled for completion and sale in early 2017.

The basement level is comprised of a 2-bedroom, 1 bath flat, as well as a drive-in garage, a bicycle garage, and a utility room. The main-floor flat, which opens onto the front porch, will offer 3 bedrooms and 2 bathrooms. The second-floor flat above that also has 3 bedrooms and 2 bathrooms, and opens up onto a second-floor balcony above the front porch.

If you know of anyone in the market for a stunning eco-conscious condo in the vibrant and ethnically diverse Foster-Powell neighborhood, please ask them to get in touch! We expect these units to be sold before they even hit the market.

Real Estate Market Update

The Portland market has been booming for a few years now, as the doldrums of the recession have been replaced by the heights of the current economic recovery. New record highs have been registered for both for-sale and rental prices.

The fundamentals of Portland's economy are strong. There is more demand for housing than there is supply, especially so for the for-sale product sector but also for rental products, especially at middle price points.

With a diverse local economy that is not dependent on any one sector, Portland is well poised to thrive in coming years.

Indeed, the strongest challenge facing the local housing industry may be how to produce enough units to keep up with demand. Local economists say that the industry should be producing about 2.5 times as many housing units each quarter as are currently being delivered to market.

This is our challenge — how to produce sufficient units to meet demand — and our opportunity!

What is Missing Middle Housing?

Missing Middle Housing is a term coined in 2012 by Dan Parolek of Opticos Design in Berkeley, CA, to describe those types of housing that are not single family homes or large apartment buildings, but somewhere in between, including: duplexes, triplexes, fourplexes, cottage court apartments, carriage houses, townhomes, live/work units, stacked townhomes, and small multiplexes.

Our most cherished, diverse, affordable, livable urban neighborhoods tend to include many of these types of housing, which can be owner-occupied or held as rentals. These medium-density multi-unit or clustered housing options have lower perceived densities, and are thus compatible in scale with single-family homes. They are conducive to walkable urban living, and can fill a much needed market gap, not just for millennials, but also for empty-nesters who are downsizing; for elders wishing to age in community; for families with children; and for multi-generational households. In essence, they may be desirable to anybody who wants to live in a vibrant, pedestrian-oriented community.

For decades, this type of product has been under-built, so as a result, it is very scarce on the market. Our work is focused on building Missing Middle types because we know there is a vast amount of unmet demand; we just wish we could build more such housing, sooner!

Put Your IRA/401K to Work for You: Here's How

If you thought you didn't have the money to invest, you might want to re-think the use of your IRA or 401k! It's often difficult to earn a healthy rate of return on your investments with these sorts of financial instruments, especially if you don't happen to have the time to actively manage them.

We have the ability to work with investors to roll over retirement assets into a self-directed IRA. The IRS requires a third-party custodian for self-directed IRAs. One that I can recommend is the iPlan Group (www.iplangroup.com). The team of investors who run iPlan are focused on helping other investors realize significant growth in their assets, while limiting their tax exposure.

Once your retirement assets are in a self-directed IRA, you can direct their investment into real-estate-backed assets; this includes investing in our projects.

We pay our investors a double-digit rate of return. Call Garlynn today to find out more about how to make your investments work for you in a way that values building livable places one project at a time, investing to build more housing in our most climate-smart communities, rather than giving money to large, unaccountable corporations that are likely working to accelerate global warming and environmental degradation!

Calling All Investors!

With the Portland market enjoying significant appreciation over the past two years, we have identified a limited opportunity to bring in additional investors beneath our 70% LTV debt ceiling.

Available through the end of the year, a limited number of 6-month notes will be offered in increments of \$50,000 (up to \$200,000) and yield a double-digit fixed rate of return.

If you've been looking for an investment vehicle secured by something tangible, i.e. real property, contact Garlynn immediately for more information at garlynn@woodsongpartners.com or at 503.936.9873. Think globally, invest locally!