

Fund Information

Manager Name:	American Realty Advisors Fund
Analysis Date:	3/31/2019
Reporting Frequency:	Quarterly
Latest Data Date:	3/31/2019
Manager Investment Style:	Value Added Real Estate
Fund Vintage Year:	2009
StanCERA Investment Start Date:	12/15/2014
Initial Commitment:	\$30,000,000
Additional Commitments:	\$28,000,000
Total Commitment Funded:	\$38,134,000
Total Commitment Unfunded:	\$19,866,000
Fund Balance:	\$44,729,221

Fund Performance Measures Since Inception

Net Internal Rate of Return (IRR):	10.78%
Investment Multiple (TVPI):	\$1.23
Realization Multiple (DPI):	\$0.05
Residual Value to Paid in Multiple (RVPI):	\$1.17
Paid in Capital Multiple (PIC):	65.7%

Fund Balance Reconciliation Since Inception

Beginning Fund Balance	\$0
Capital Contributions	\$38,134,000
Distributions	-\$2,031,680
Expenses	-\$1,488,543
Income	\$4,444,822
Gain/(Loss)	<u>\$5,670,623</u>
Ending Fund Balance	\$44,729,221

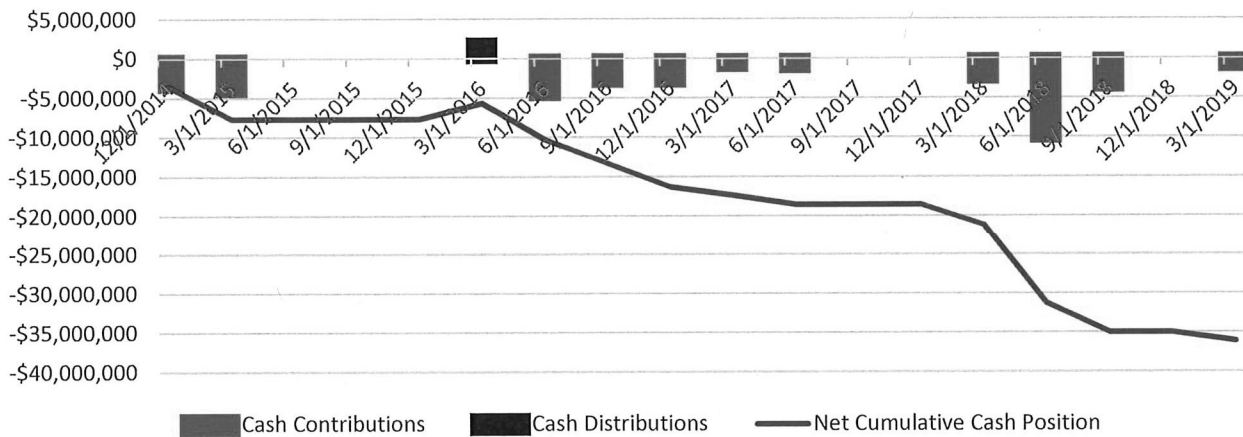
Internal Rate of Return Decomposition

Return from Income and Cash Flow	5.82%
Return from Expenses	-1.66%
Return from Gain/Loss	6.84%
Interaction/Timing Effect:	<u>-0.22%</u>
Net IRR Since Inception:	10.78%

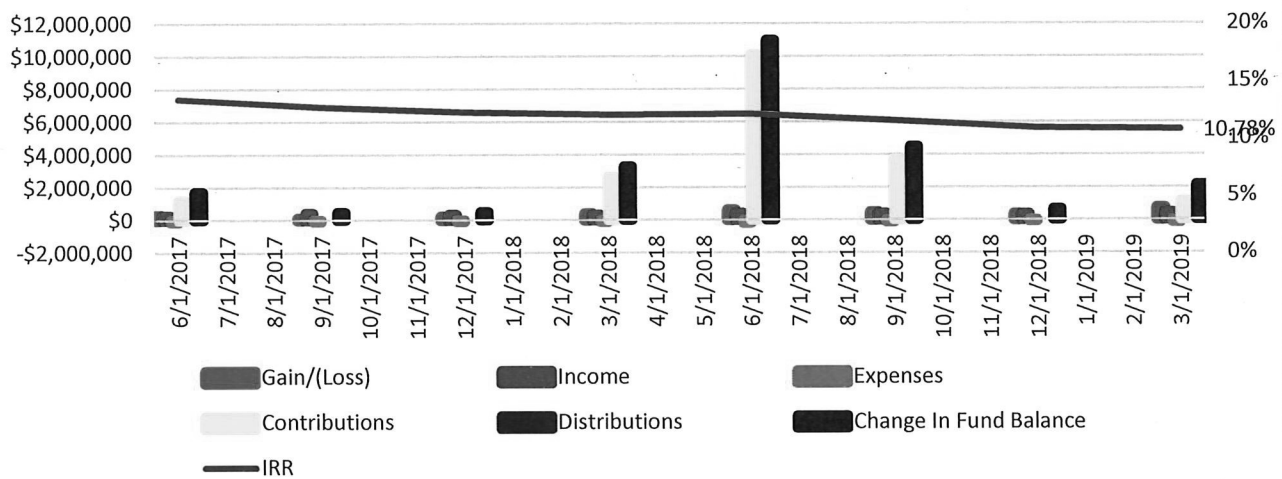
Expense Matrix

Management Fee	\$1,079,398
Incentive Allocation	\$409,092
Offering Costs	<u>\$54</u>
Total	\$1,488,543

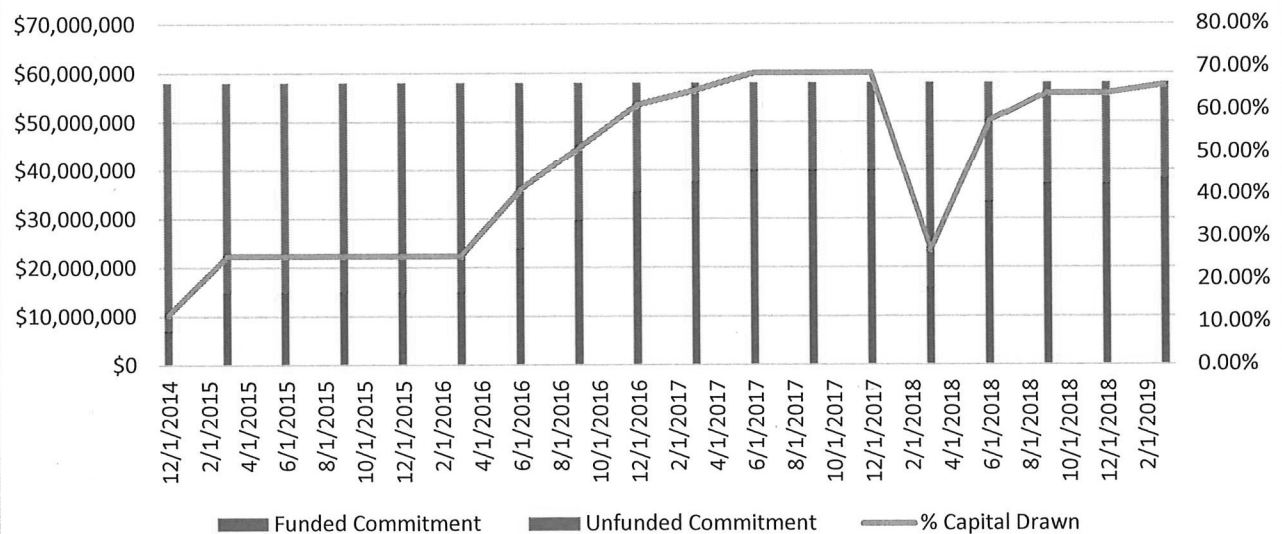
Net Cash Position



Change in Fund Balance Prior 8 Periods



Cumulative % Capital Drawn



Fund Information

Manager Name:	AQR Capital Management
Analysis Date:	3/31/2019
Reporting Frequency:	Monthly
Latest Data Date:	3/31/2019
Manager Investment Style:	Risk Parity
Fund Vintage Year:	2018
StanCERA Investment Start Date:	3/5/2018
Initial Commitment:	\$140,000,000
Additional Commitments:	\$0
Total Commitment Funded:	\$140,000,000
Total Commitment Unfunded:	\$0
Fund Balance:	\$148,348,500

Fund Performance Measures Since Inception

Net Internal Rate of Return (IRR):	5.56%
Investment Multiple (TVPI):	\$1.06
Realization Multiple (DPI):	\$0.00
Residual Value to Paid in Multiple (RVPI):	\$1.06
Paid in Capital Multiple (PIC):	100.0%

Fund Balance Reconciliation Since Inception

Beginning Fund Balance	\$0
Capital Contributions	\$140,000,000
Distributions	\$0
Expenses	-\$718,975
Income	\$461,921
Gain/(Loss)	<u>\$8,605,554</u>
Ending Fund Balance	\$148,348,500

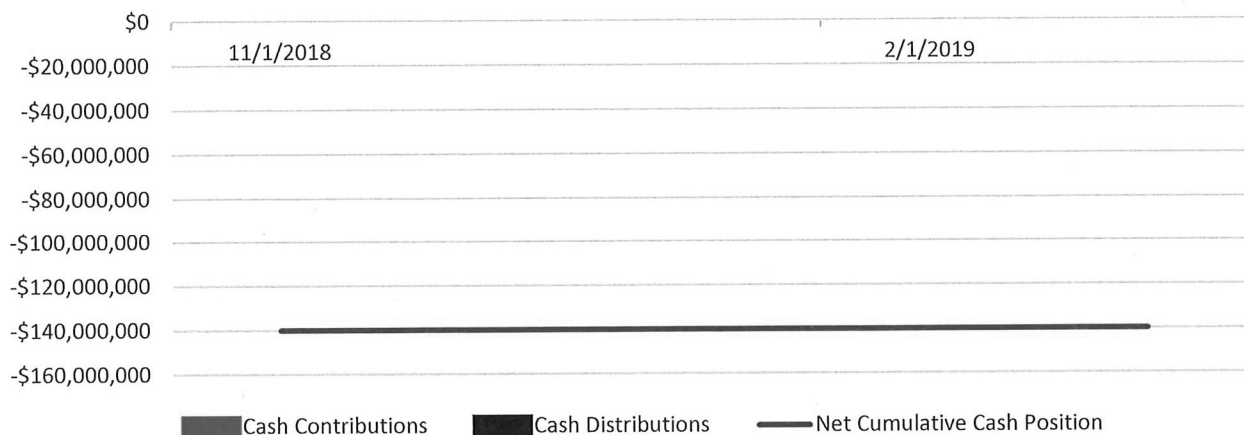
Internal Rate of Return Decomposition

Return from Income and Cash Flow	0.31%
Return from Expenses	-0.48%
Return from Gain/Loss	5.73%
Interaction/Timing Effect:	<u>0.00%</u>
Net IRR Since Inception:	5.56%

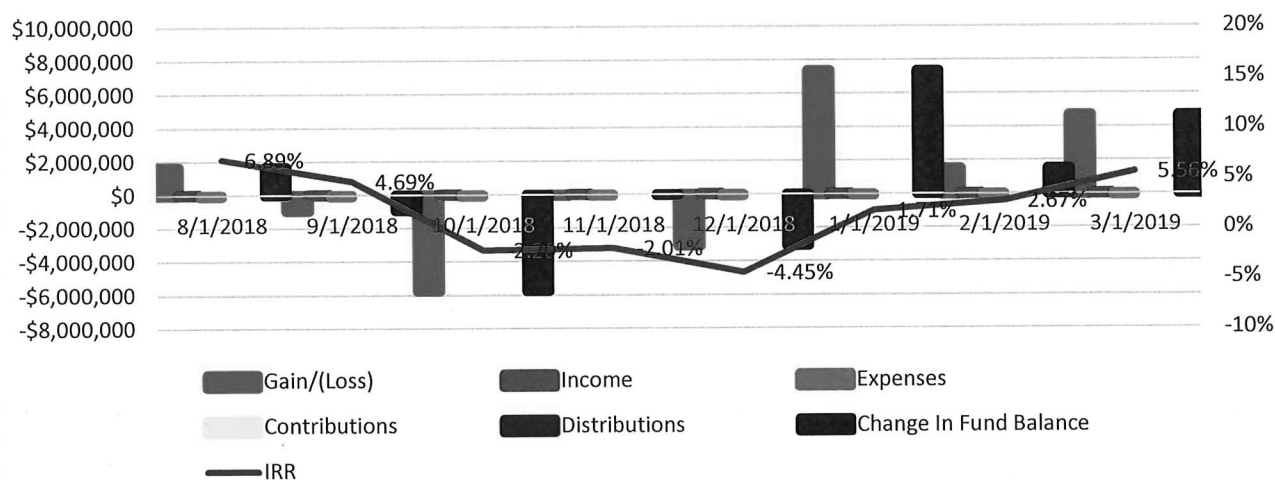
Expense Matrix

Management Fee	\$574,458
Professional Fee	\$8,079
General/Administrative Expense	\$107,151
Interest Expense	\$16,669
Custody Fee	\$11,962
Dividend Expense	<u>\$656</u>
Total	\$718,975

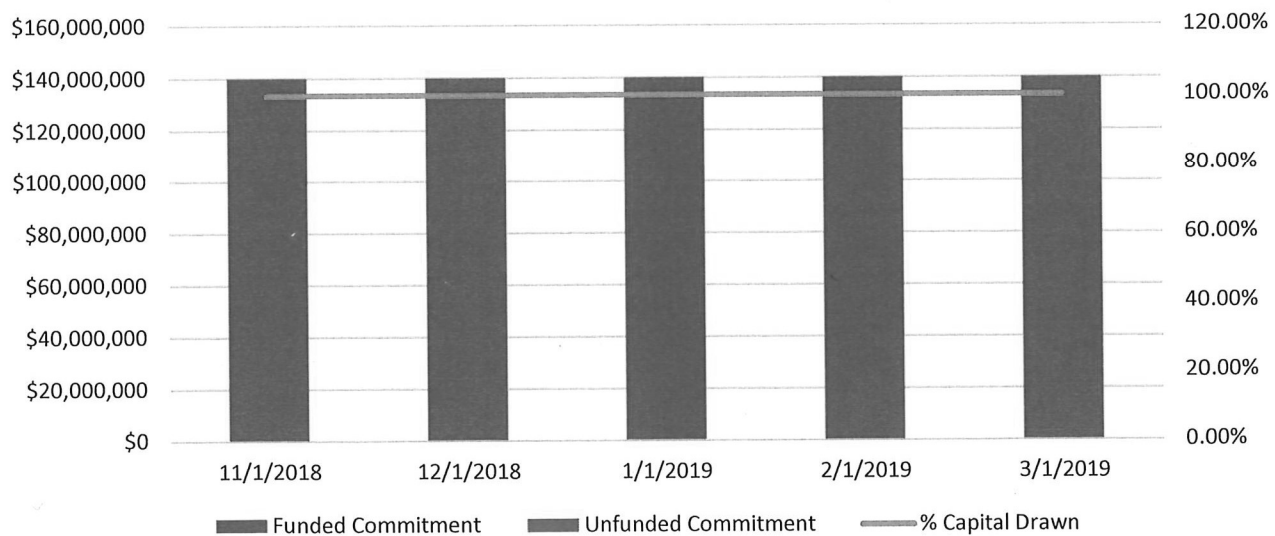
Net Cash Position



Change in Fund Balance Prior 8 Periods



Cumulative % Capital Drawn



Fund Information

Manager Name:	Greenfield Acquisition Partners VIII, L.P.
Analysis Date:	3/31/2019
Reporting Frequency:	Quarterly
Latest Data Date:	3/31/2019
Manager Investment Style:	Value Added Real Estate
Fund Vintage Year:	2017
StanCERA Investment Start Date:	4/27/2018
Initial Commitment:	\$40,000,000
Additional Commitments:	\$0
Total Commitment Funded:	\$13,941,932
Total Commitment Unfunded:	\$26,058,068
Fund Balance:	\$15,304,796

Fund Performance Measures Since Inception

Net Internal Rate of Return (IRR):	18.27%
Investment Multiple (TVPI):	\$1.10
Realization Multiple (DPI):	\$0.00
Residual Value to Paid in Multiple (RVPI):	\$1.10
Paid in Capital Multiple (PIC):	34.9%

Fund Balance Reconciliation Since Inception

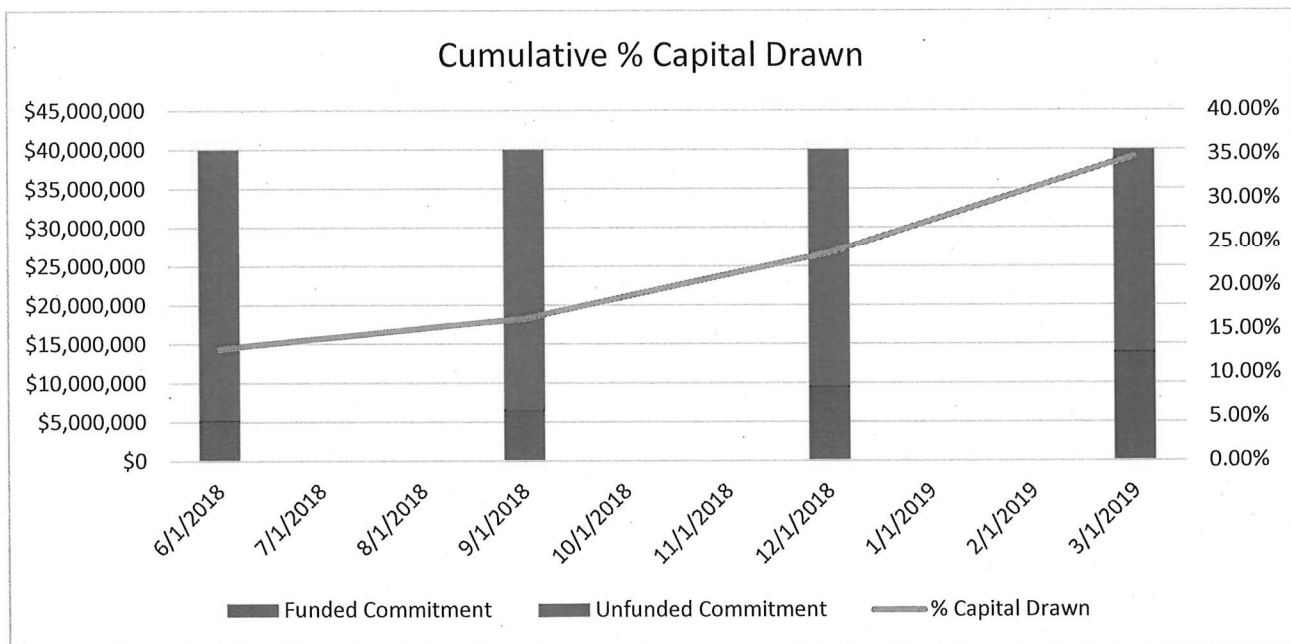
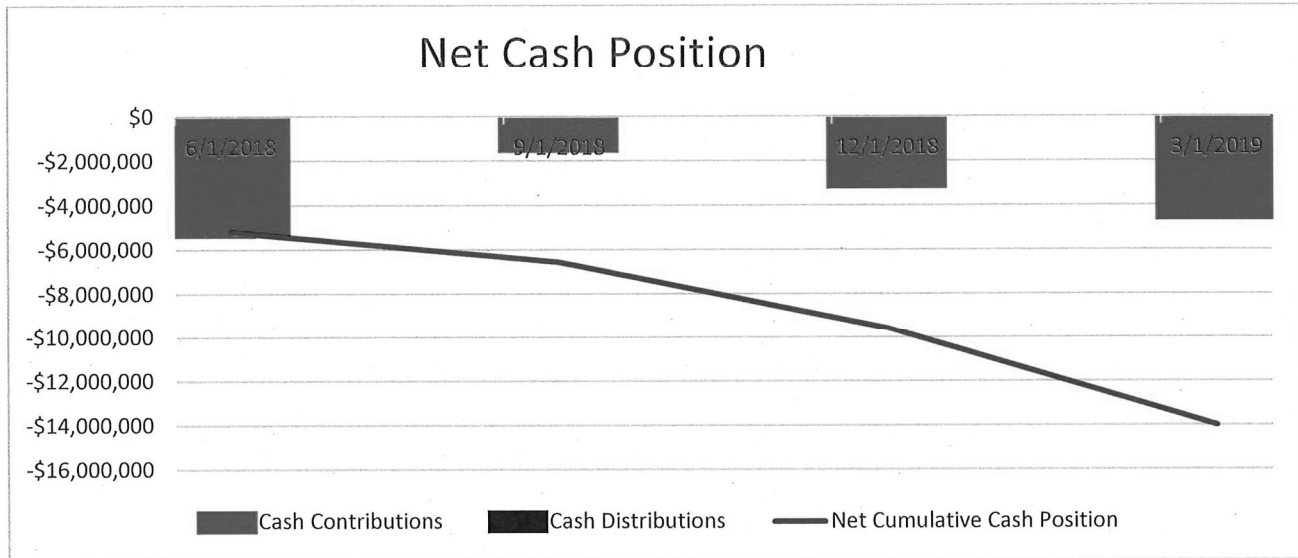
Beginning Fund Balance	\$0
Capital Contributions	\$13,941,932
Distributions	\$0
Expenses	-\$1,294,556
Income	-\$283,459
Gain/(Loss)	<u>\$2,940,879</u>
Ending Fund Balance	\$15,304,796

Internal Rate of Return Decomposition

Return from Income and Cash Flow	-4.86%
Return from Expenses	-19.04%
Return from Gain/Loss	40.35%
Interaction/Timing Effect:	<u>1.83%</u>
Net IRR Since Inception:	18.27%

Expense Matrix

Management Fee	\$1,315,065
Incentive Allocation	<u>-\$20,509</u>
Total	\$1,294,556



Fund Information

Manager Name:	Greenfield GAP VII Management Fund, L.L.C
Analysis Date:	3/31/2019
Reporting Frequency:	Quarterly
Latest Data Date:	3/31/2019
Manager Investment Style:	Value Added Real Estate
Fund Vintage Year:	2011
StanCERA Investment Start Date:	7/8/2014
Initial Commitment:	\$15,000,000
Additional Commitments:	\$0
Total Commitment Funded:	\$10,443,061
Total Commitment Unfunded:	\$4,556,939
Fund Balance:	\$12,811,238

Fund Performance Measures Since Inception

Net Internal Rate of Return (IRR):	12.59%
Investment Multiple (TVPI):	\$1.36
Realization Multiple (DPI):	\$0.64
Residual Value to Paid in Multiple (RVPI):	\$0.71
Paid in Capital Multiple (PIC):	69.6%

Fund Balance Reconciliation Since Inception

Beginning Fund Balance	\$0
Capital Contributions	\$18,013,692
Distributions	-\$11,611,255
Expenses	-\$1,934,240
Income	\$2,220,065
Gain/(Loss)	<u>\$6,122,976</u>
Ending Fund Balance	\$12,811,238

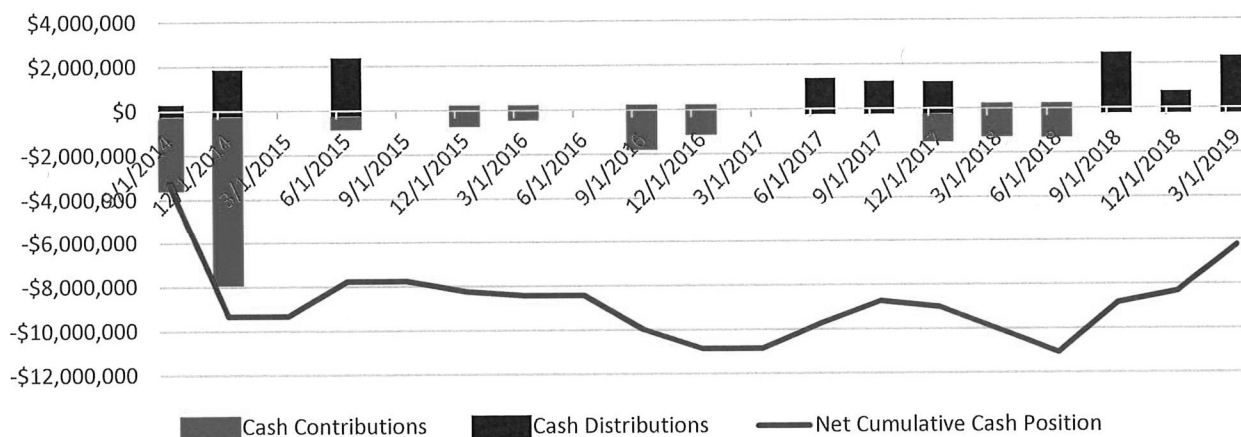
Internal Rate of Return Decomposition

Return from Income and Cash Flow	5.18%
Return from Expenses	-2.92%
Return from Gain/Loss	11.56%
Interaction/Timing Effect:	<u>-1.23%</u>
Net IRR Since Inception:	12.59%

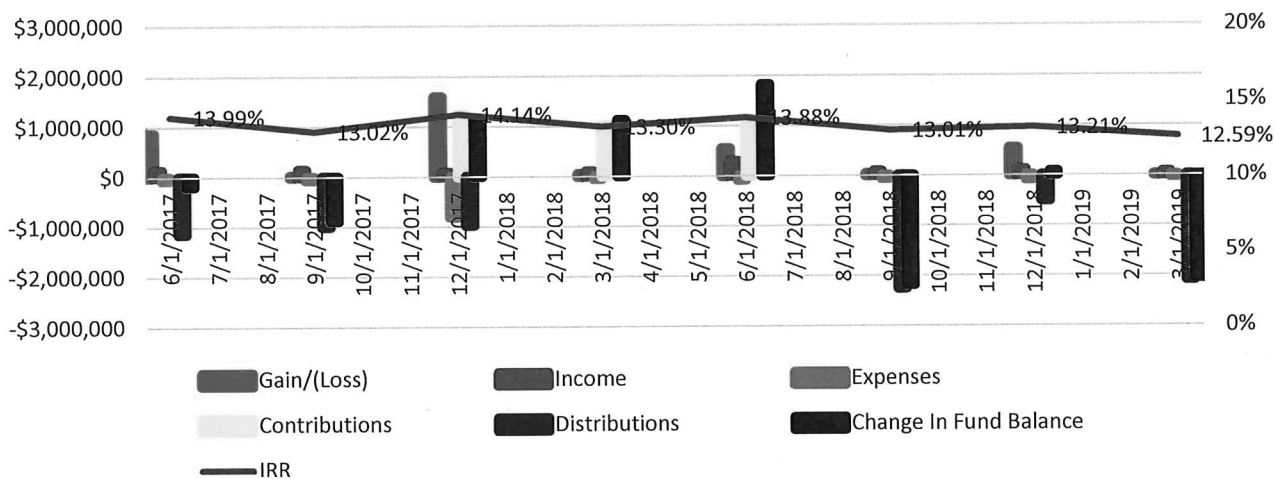
Expense Matrix

Management Fee	\$1,182,259
Partnership Operations	\$46,937
Incentive Allocation	\$702,175
Interest Expense	<u>\$2,869</u>
Total	\$1,934,240

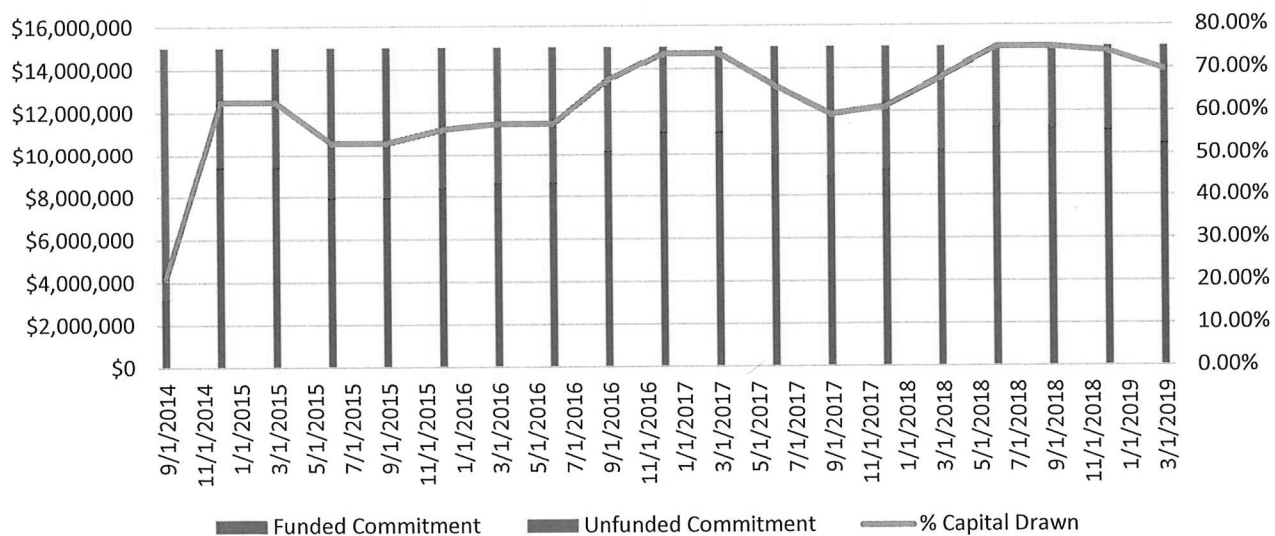
Net Cash Position



Change in Fund Balance Prior 8 Periods



Cumulative % Capital Drawn



Fund Information

Manager Name:	Medley Opportunity Fund II L.P.
Analysis Date:	3/31/2019
Reporting Frequency:	Quarterly
Latest Data Date:	3/31/2019
Manager Investment Style:	Private Credit
Fund Vintage Year:	2011
StanCERA Investment Start Date:	5/16/2013
Initial Commitment:	\$30,000,000
Additional Commitments:	\$0
Total Commitment Funded:	\$29,000,453
Total Commitment Unfunded:	\$999,547
Fund Balance:	\$14,568,801

Fund Performance Measures Since Inception

Net Internal Rate of Return (IRR):	1.81%
Investment Multiple (TVPI):	\$1.17
Realization Multiple (DPI):	\$0.70
Residual Value to Paid in Multiple (RVPI):	\$0.47
Paid in Capital Multiple (PIC):	96.7%

Fund Balance Reconciliation Since Inception

Beginning Fund Balance	\$0
Capital Contributions	\$31,086,716
Distributions	-\$21,911,233
Expenses	-\$3,379,823
Income	\$17,136,774
Gain/(Loss)	<u>-\$8,363,634</u>
Ending Fund Balance	\$14,568,800

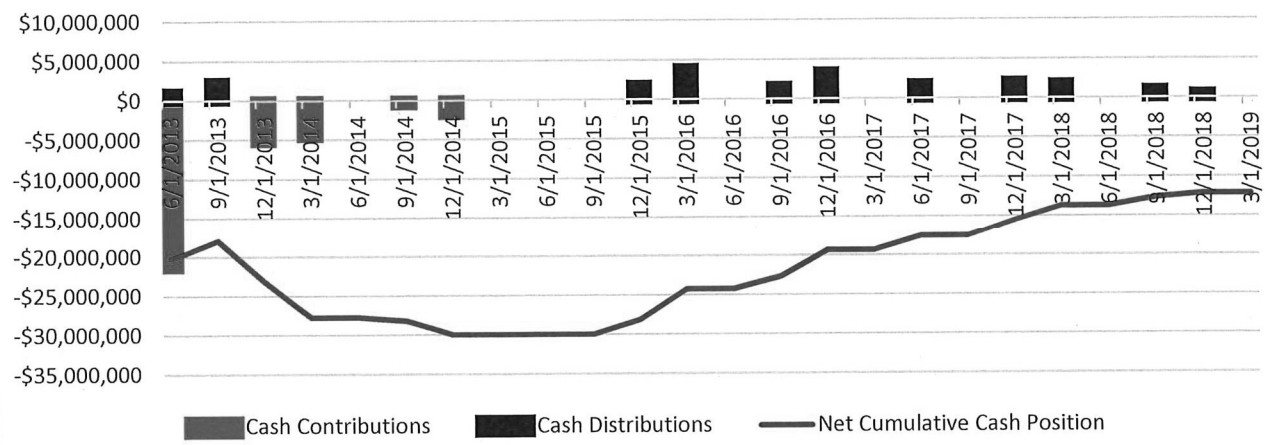
Internal Rate of Return Decomposition

Return from Income and Cash Flow	8.76%
Return from Expenses	-2.27%
Return from Gain/Loss	-5.19%
Interaction/Timing Effect:	<u>0.50%</u>
Net IRR Since Inception:	1.81%

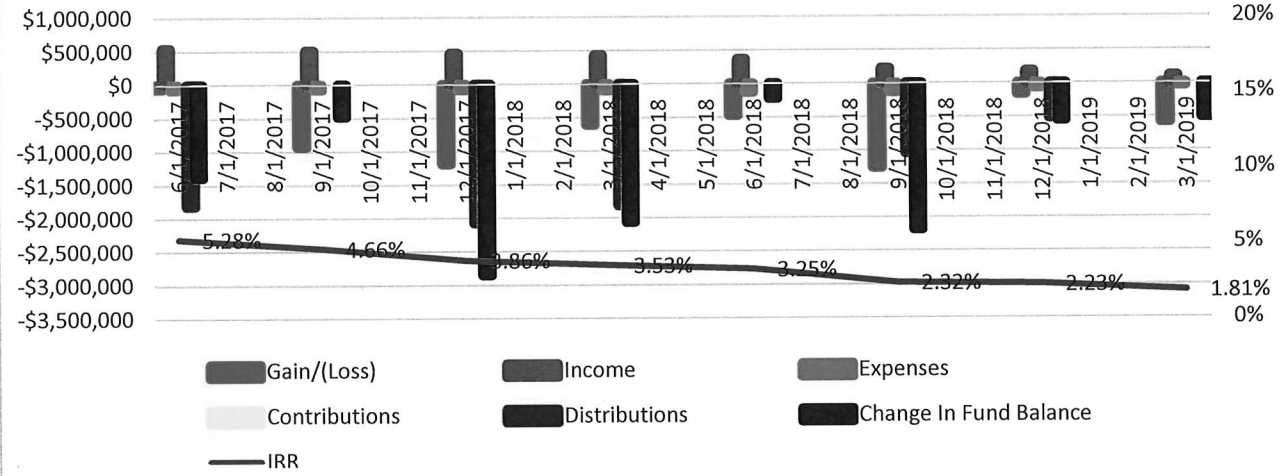
Expense Matrix

Management Fee	\$2,386,673
Partnership Operations	\$993,151
Incentive Allocation	<u>-\$1</u>
Total	\$3,379,823

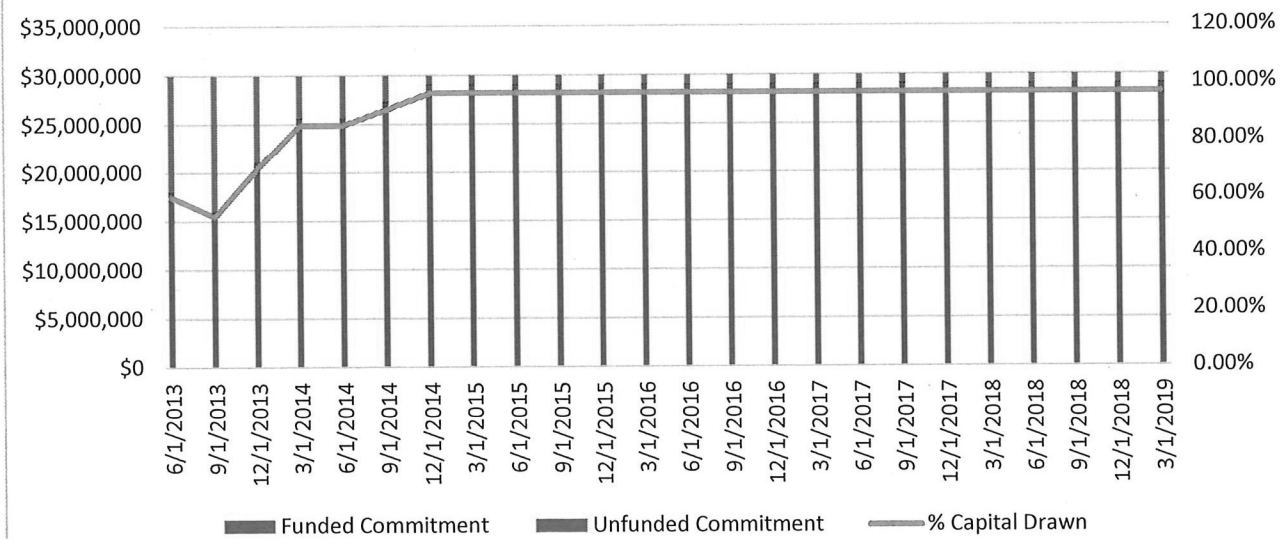
Net Cash Position



Change in Fund Balance Prior 8 Periods



Cumulative % Capital Drawn



Fund Information

Manager Name:	Morgan Stanley Prime Property Fund, L.L.C
Analysis Date:	3/31/2019
Reporting Frequency:	Quarterly
Latest Data Date:	3/31/2019
Manager Investment Style:	Core Real Estate
Fund Vintage Year:	1973
StanCERA Investment Start Date:	10/1/2015
Initial Commitment:	\$15,000,000
Additional Commitments:	\$35,000,000
Total Commitment Funded:	\$50,000,000
Total Commitment Unfunded:	\$0
Fund Balance:	\$56,223,742

Fund Performance Measures Since Inception

Net Internal Rate of Return (IRR):	8.24%
Investment Multiple (TVPI):	\$1.12
Realization Multiple (DPI):	\$0.00
Residual Value to Paid in Multiple (RVPI):	\$1.12
Paid in Capital Multiple (PIC):	100.0%

Fund Balance Reconciliation Since Inception

Beginning Fund Balance	\$0
Capital Contributions	\$50,000,000
Distributions	\$0
Expenses	-\$857,479
Income	\$3,136,797
Gain/(Loss)	<u>\$3,944,424</u>
Ending Fund Balance	\$56,223,742

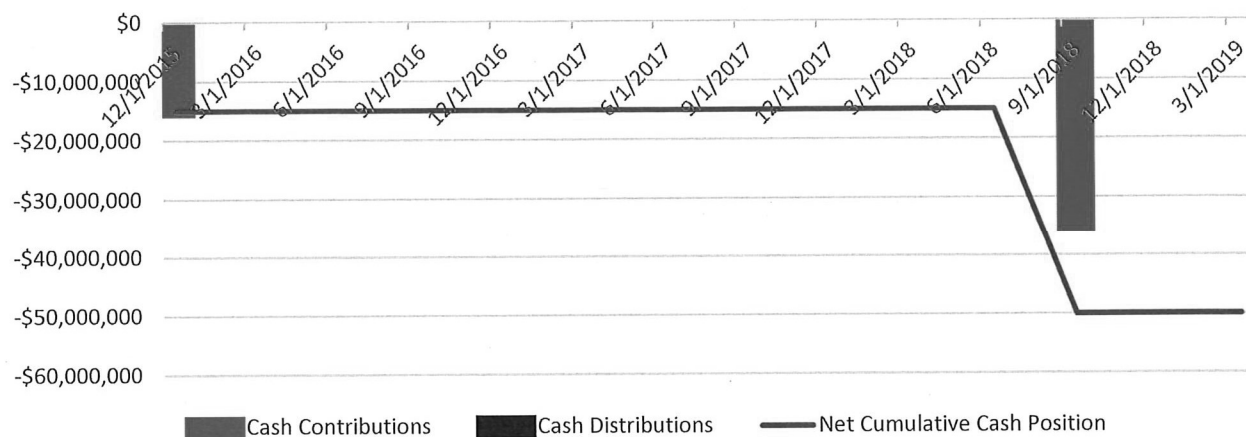
Internal Rate of Return Decomposition

Return from Income and Cash Flow	4.30%
Return from Expenses	-1.05%
Return from Gain/Loss	5.09%
Interaction/Timing Effect:	<u>-0.10%</u>
Net IRR Since Inception:	8.24%

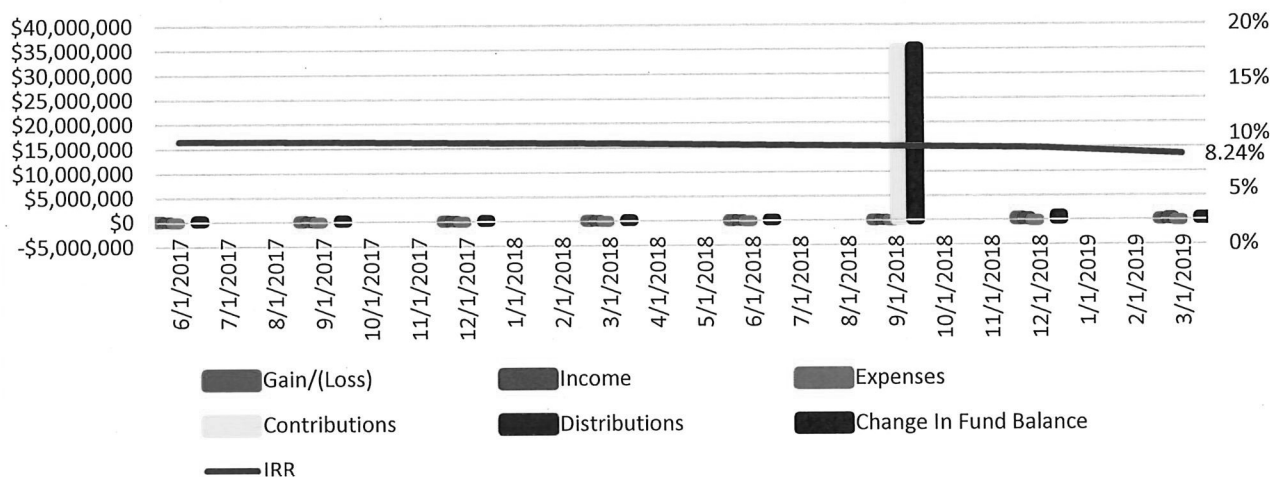
Expense Matrix

Management Fee	\$660,844
Incentive Allocation	<u>\$196,636</u>
Total	\$857,479

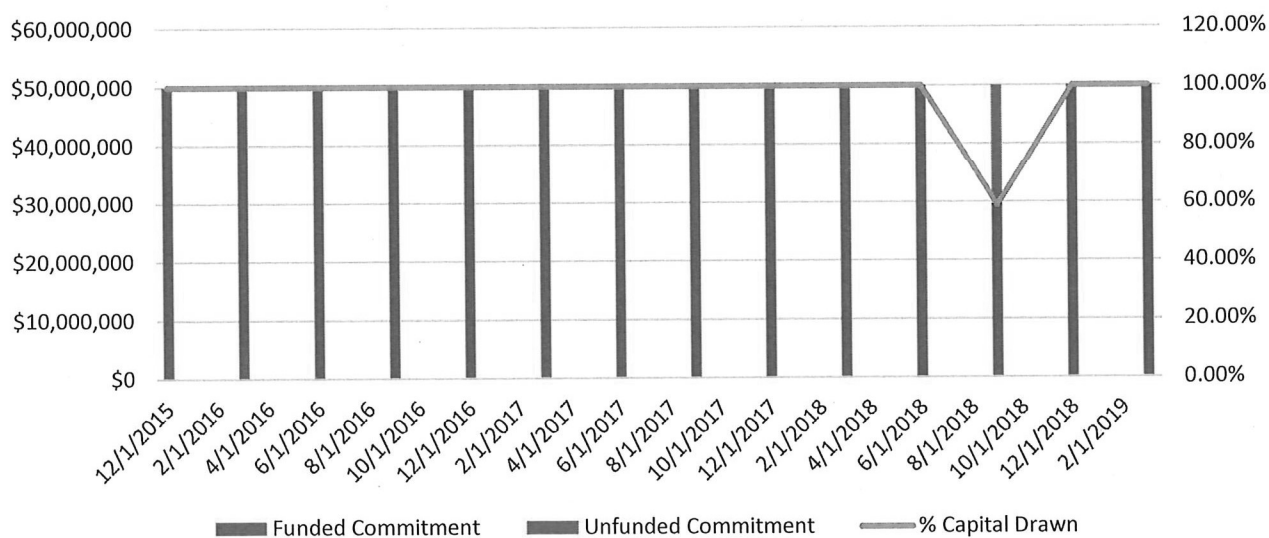
Net Cash Position



Change in Fund Balance Prior 8 Periods



Cumulative % Capital Drawn



Fund Information

Manager Name:	North Haven Infrastructure II GP LP
Analysis Date:	3/31/2019
Reporting Frequency:	Quarterly
Latest Data Date:	3/31/2019
Manager Investment Style:	Infrastructure
Fund Vintage Year:	2015
StanCERA Investment Start Date:	5/19/2015
Initial Commitment:	\$50,000,000
Additional Commitments:	\$0
Total Commitment Funded:	\$43,414,665
Total Commitment Unfunded:	\$6,585,335
Fund Balance:	\$51,557,999

Fund Performance Measures Since Inception

Net Internal Rate of Return (IRR):	15.22%
Investment Multiple (TVPI):	\$1.15
Realization Multiple (DPI):	\$0.24
Residual Value to Paid in Multiple (RVPI):	\$0.91
Paid in Capital Multiple (PIC):	86.8%

Fund Balance Reconciliation Since Inception

Beginning Fund Balance	\$0
Capital Contributions	\$56,526,359
Distributions	-\$13,402,690
Expenses	-\$3,989,661
Income	\$1,433,815
Gain/(Loss)	<u>\$11,685,862</u>
Ending Fund Balance	\$52,253,685

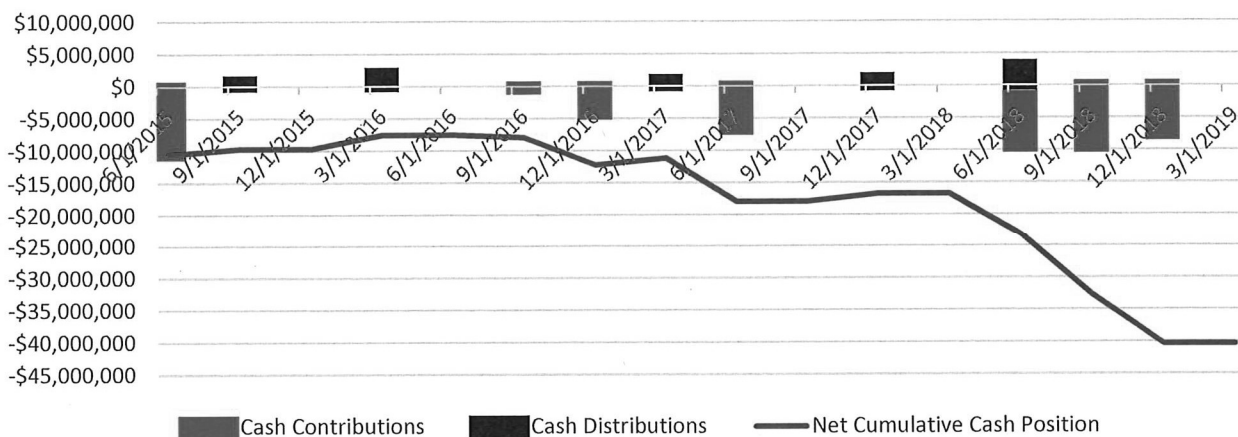
Internal Rate of Return Decomposition

Return from Income and Cash Flow	5.22%
Return from Expenses	-4.57%
Return from Gain/Loss	15.97%
Interaction/Timing Effect:	<u>-1.40%</u>
Net IRR Since Inception:	15.22%

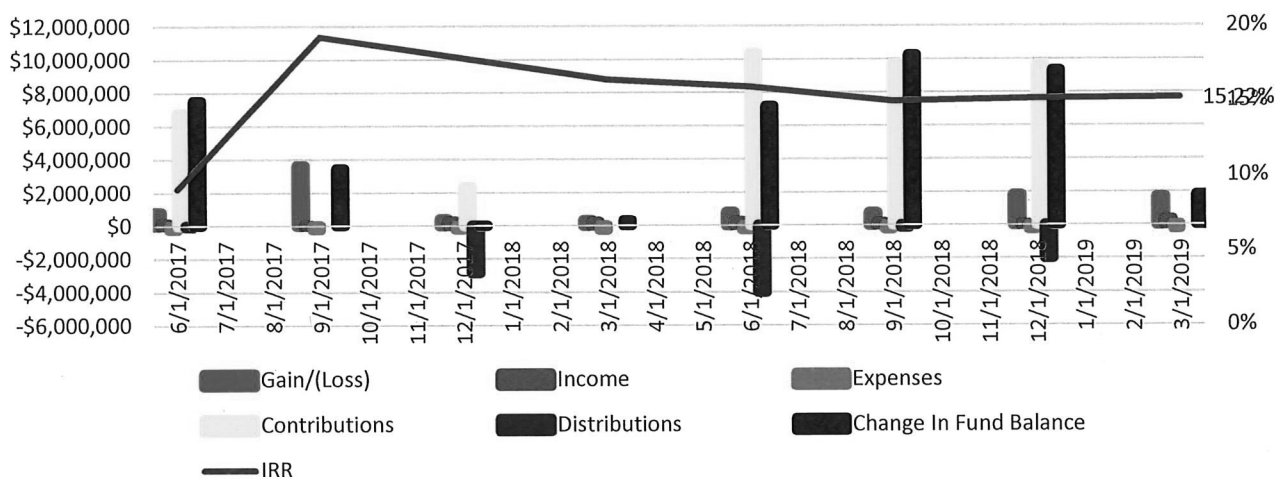
Expense Matrix

Management Fee	\$3,163,096
Organizational Expense	\$52,991
Syndication Costs	\$65,354
General/Administrative Expense	\$249,014
Broken Deal Expense	\$267,706
Interest Expense	<u>\$191,500</u>
Total	\$3,989,661

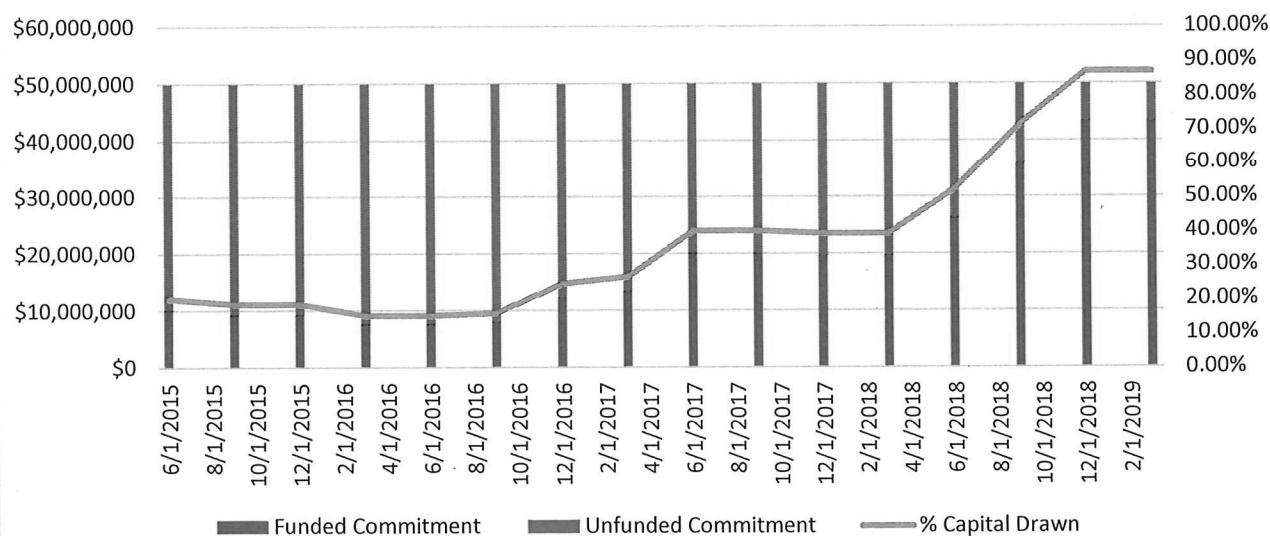
Net Cash Position



Change in Fund Balance Prior 8 Periods



Cumulative % Capital Drawn



Fund Information

Manager Name:	PanAgora Diversified Risk Multi-Asset Fund, Ltd.
Analysis Date:	3/31/2019
Reporting Frequency:	Monthly
Latest Data Date:	3/31/2019
Manager Investment Style:	Risk Parity
Fund Vintage Year:	2012
StanCERA Investment Start Date:	12/1/2017
Initial Commitment:	\$140,000,000
Additional Commitments:	\$0
Total Commitment Funded:	\$140,000,000
Total Commitment Unfunded:	\$0
Fund Balance:	\$145,843,504

Fund Performance Measures Since Inception

Net Internal Rate of Return (IRR):	3.13%
Investment Multiple (TVPI):	\$1.04
Realization Multiple (DPI):	\$0.00
Residual Value to Paid in Multiple (RVPI):	\$1.04
Paid in Capital Multiple (PIC):	100.0%

Fund Balance Reconciliation Since Inception

Beginning Fund Balance	\$0
Capital Contributions	\$140,000,000
Distributions	\$0
Expenses	-\$781,789
Income	\$2,875,768
Gain/(Loss)	<u>\$3,749,525</u>
Ending Fund Balance	\$145,843,504

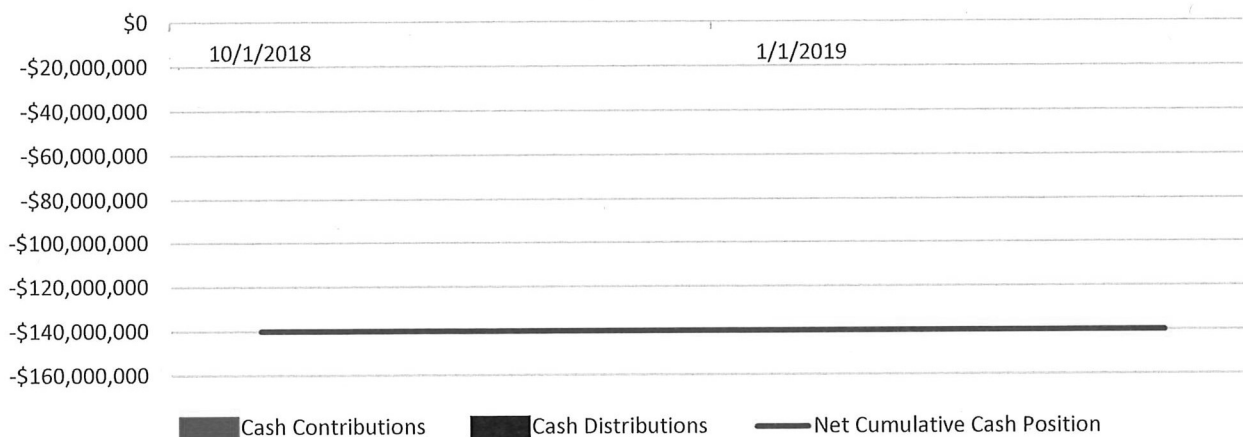
Internal Rate of Return Decomposition

Return from Income and Cash Flow	1.54%
Return from Expenses	-0.42%
Return from Gain/Loss	2.00%
Interaction/Timing Effect:	<u>0.00%</u>
Net IRR Since Inception:	3.13%

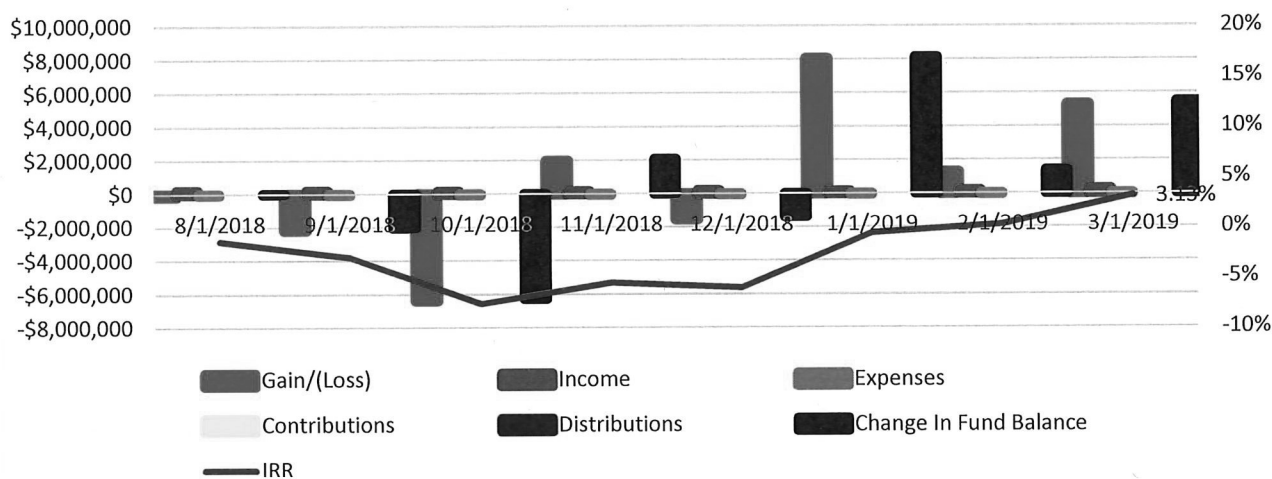
Expense Matrix

Management Fee	\$645,502
Professional Fee	<u>\$136,287</u>
Total	\$781,789

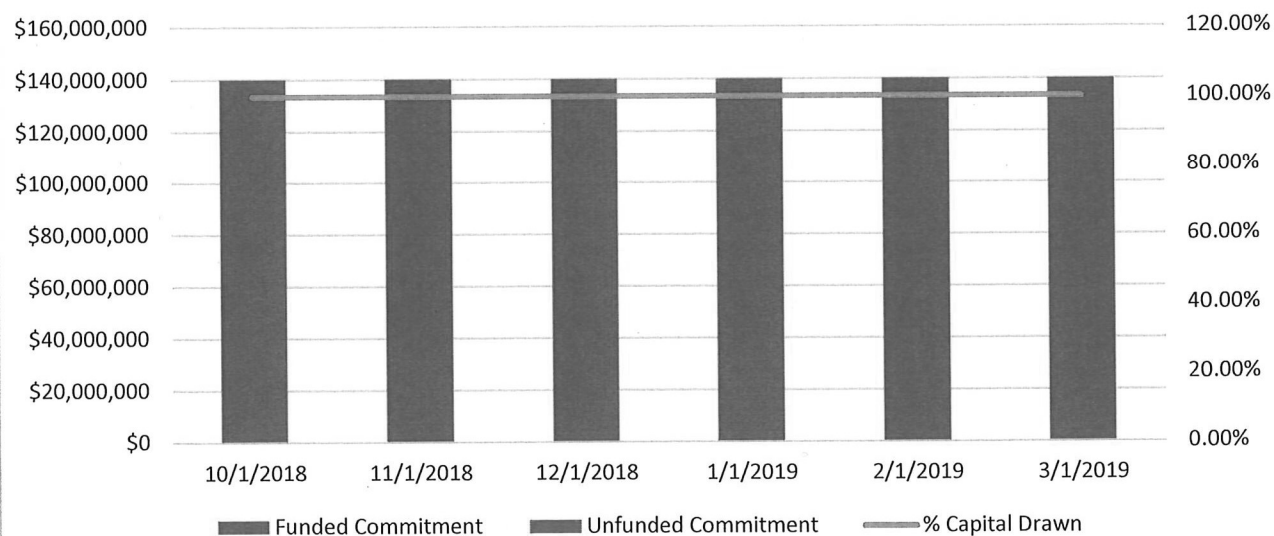
Net Cash Position



Change in Fund Balance Prior 8 Periods



Cumulative % Capital Drawn



Fund Information

Manager Name:	Prudential
Analysis Date:	3/31/2019
Reporting Frequency:	Quarterly
Latest Data Date:	3/31/2019
Manager Investment Style:	Real Estate Debt
Fund Vintage Year:	0
StanCERA Investment Start Date:	9/28/2018
Initial Commitment:	\$54,000,000
Additional Commitments:	\$0
Total Commitment Funded:	\$54,000,000
Total Commitment Unfunded:	\$0
Fund Balance:	\$55,316,966

Fund Performance Measures Since Inception

Net Internal Rate of Return (IRR):	6.52%
Investment Multiple (TVPI):	\$1.02
Realization Multiple (DPI):	\$0.00
Residual Value to Paid in Multiple (RVPI):	\$1.02
Paid in Capital Multiple (PIC):	100.0%

Fund Balance Reconciliation Since Inception

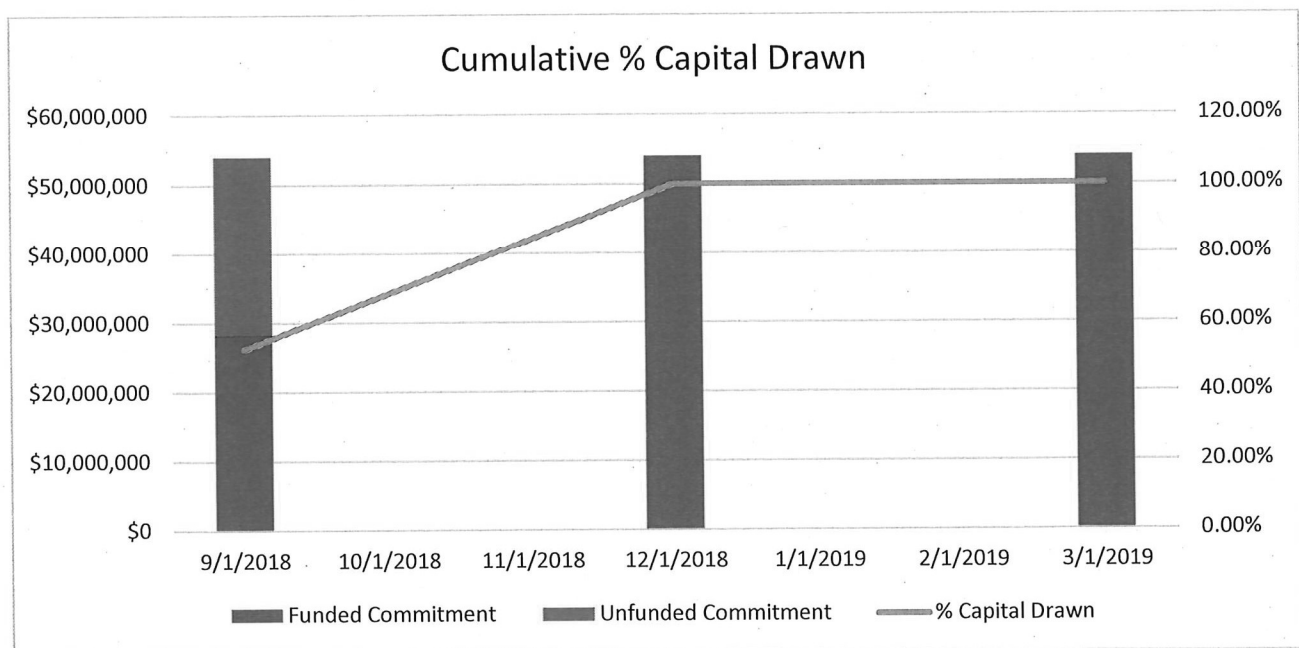
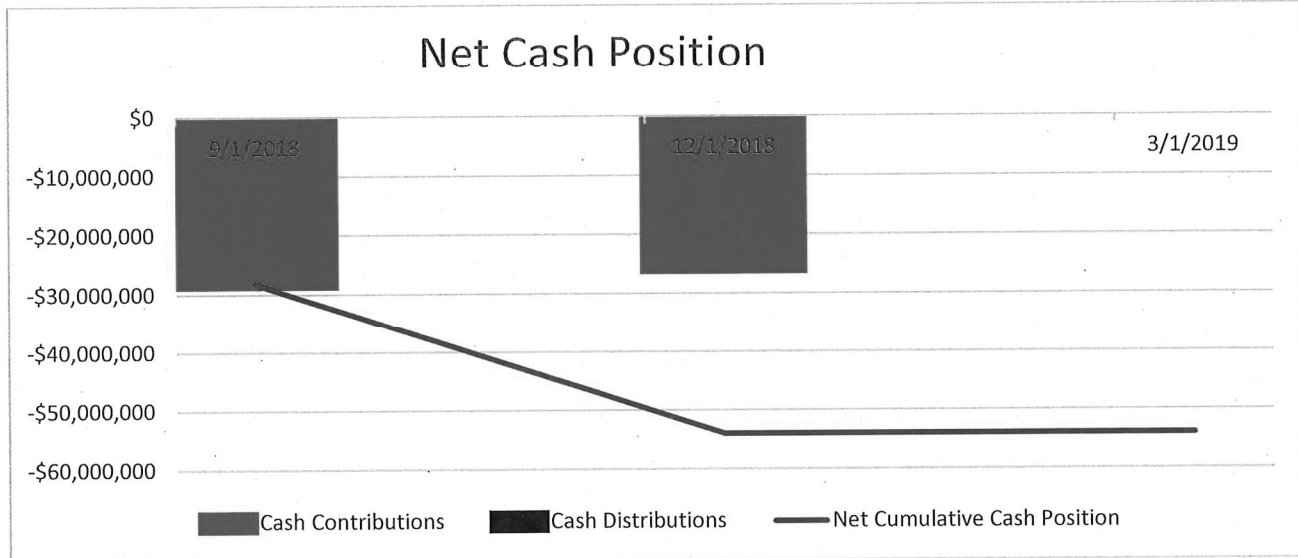
Beginning Fund Balance	\$0
Capital Contributions	\$54,000,000
Distributions	\$0
Expenses	-\$163,201
Income	\$1,882,845
Gain/(Loss)	<u>-\$402,677</u>
Ending Fund Balance	\$55,316,967

Internal Rate of Return Decomposition

Return from Income and Cash Flow	9.39%
Return from Expenses	-0.82%
Return from Gain/Loss	-2.04%
Interaction/Timing Effect:	<u>-0.01%</u>
Net IRR Since Inception:	6.52%

Expense Matrix

Management Fee	<u>\$163,201</u>
Total	\$163,201



Fund Information

Manager Name:	Raven Asset-Based Opportunity Fund I L.P.
Analysis Date:	3/31/2019
Reporting Frequency:	Quarterly
Latest Data Date:	3/31/2019
Manager Investment Style:	Private Credit
Fund Vintage Year:	2012
StanCERA Investment Start Date:	5/22/2013
Initial Commitment:	\$40,000,000
Additional Commitments:	\$0
Total Commitment Funded:	\$34,505,763
Total Commitment Unfunded:	\$5,494,237
Fund Balance:	\$13,875,008

Fund Performance Measures Since Inception

Net Internal Rate of Return (IRR):	1.78%
Investment Multiple (TVPI):	\$1.09
Realization Multiple (DPI):	\$0.68
Residual Value to Paid in Multiple (RVPI):	\$0.40
Paid in Capital Multiple (PIC):	86.3%

Fund Balance Reconciliation Since Inception

Beginning Fund Balance	\$0
Capital Contributions	\$34,505,763
Distributions	-\$23,582,991
Expenses	-\$5,059,443
Income	\$12,463,411
Gain/(Loss)	<u>-\$4,451,733</u>
Ending Fund Balance	\$13,875,007

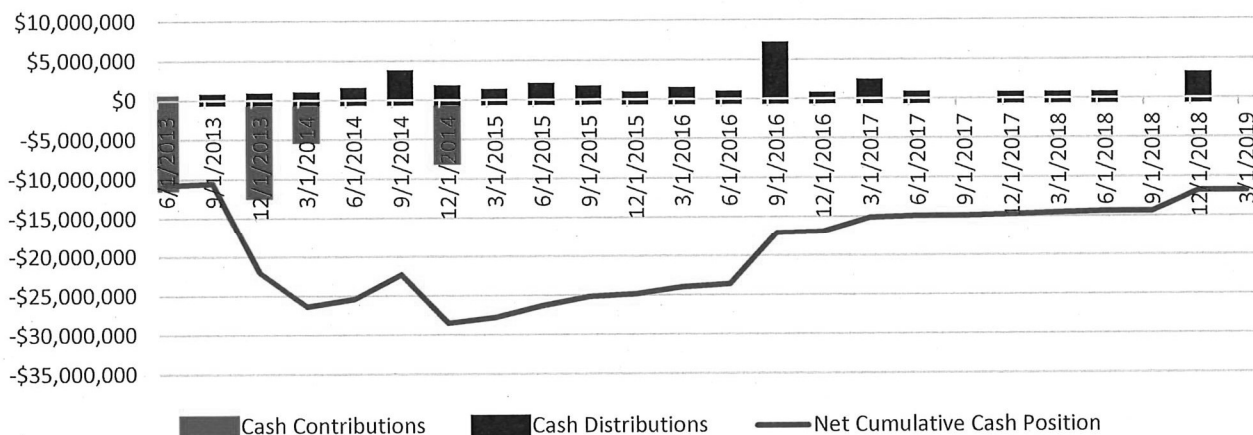
Internal Rate of Return Decomposition

Return from Income and Cash Flow	8.25%
Return from Expenses	-3.69%
Return from Gain/Loss	-3.29%
Interaction/Timing Effect:	<u>0.52%</u>
Net IRR Since Inception:	1.78%

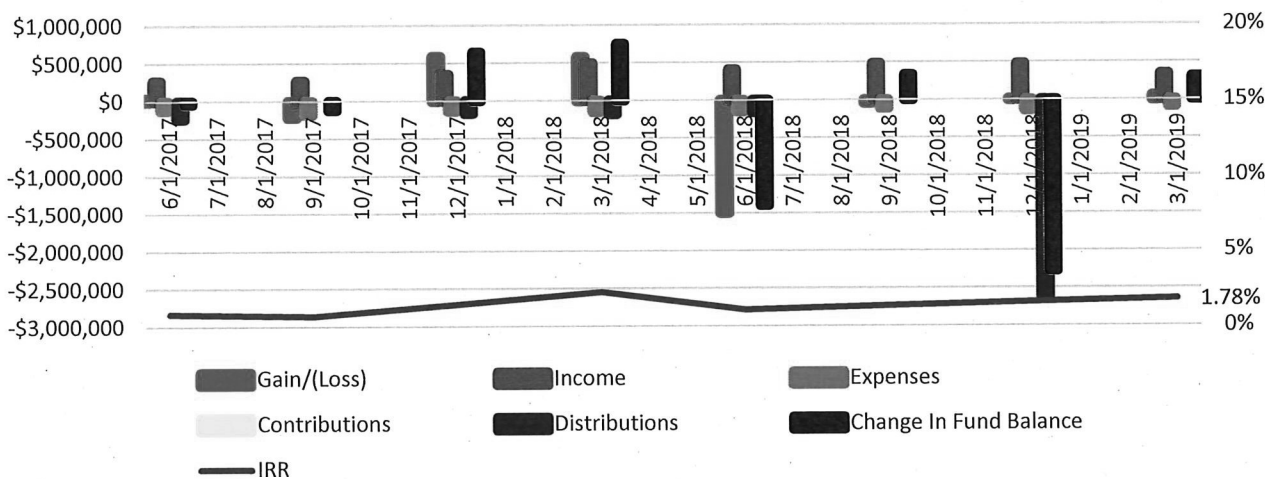
Expense Matrix

Management Fee	\$3,271,809
Organizational Expense	\$92,275
Service Fee	\$339,601
Professional Fee	<u>\$1,355,758</u>
Total	\$5,059,443

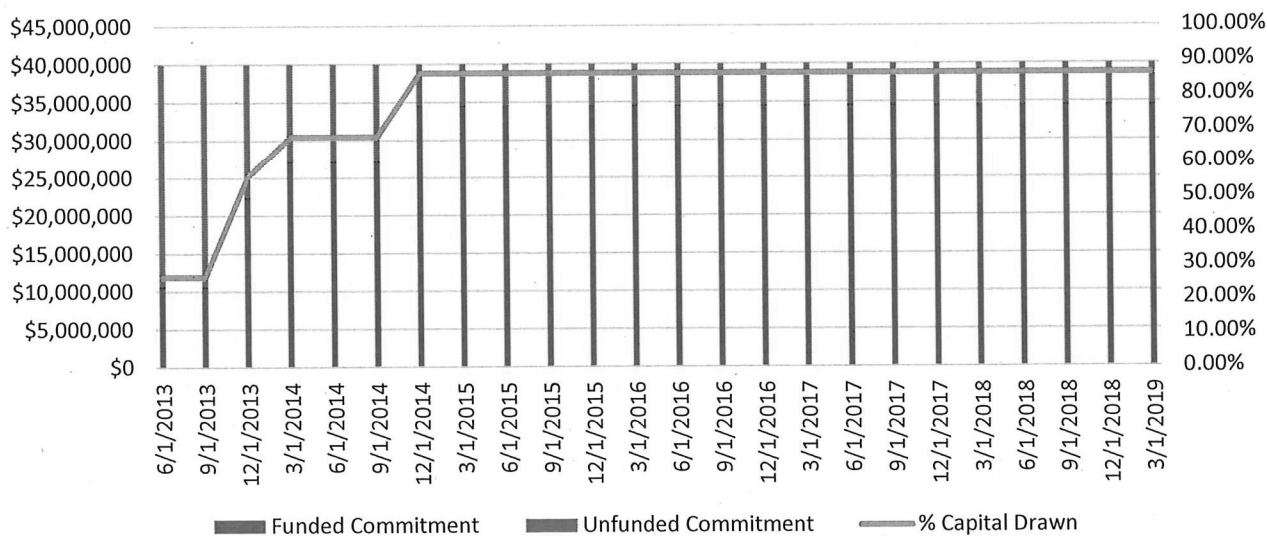
Net Cash Position



Change in Fund Balance Prior 8 Periods



Cumulative % Capital Drawn



Fund Information

Manager Name:	Raven Asset-Based Opportunity Fund III L.P.
Analysis Date:	3/31/2019
Reporting Frequency:	Quarterly
Latest Data Date:	3/31/2019
Manager Investment Style:	Private Credit
Fund Vintage Year:	2015
StanCERA Investment Start Date:	7/6/2015
Initial Commitment:	\$15,000,000
Additional Commitments:	\$35,000,000
Total Commitment Funded:	\$33,711,014
Total Commitment Unfunded:	\$16,288,986
Fund Balance:	\$34,421,679

Fund Performance Measures Since Inception

Net Internal Rate of Return (IRR):	5.78%
Investment Multiple (TVPI):	\$1.11
Realization Multiple (DPI):	\$0.23
Residual Value to Paid in Multiple (RVPI):	\$0.88
Paid in Capital Multiple (PIC):	67.4%

Fund Balance Reconciliation Since Inception

Beginning Fund Balance	\$0
Capital Contributions	\$39,188,668
Distributions	-\$8,887,711
Expenses	-\$4,469,980
Income	\$6,168,102
Gain/(Loss)	<u>\$2,422,598</u>
Ending Fund Balance	\$34,421,677

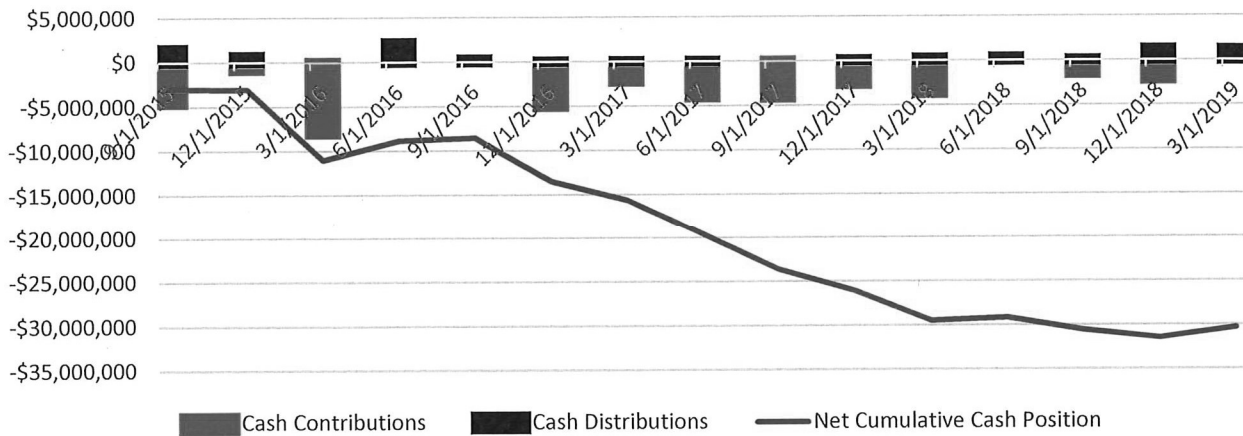
Internal Rate of Return Decomposition

Return from Income and Cash Flow	8.49%
Return from Expenses	-5.79%
Return from Gain/Loss	3.35%
Interaction/Timing Effect:	<u>-0.28%</u>
Net IRR Since Inception:	5.78%

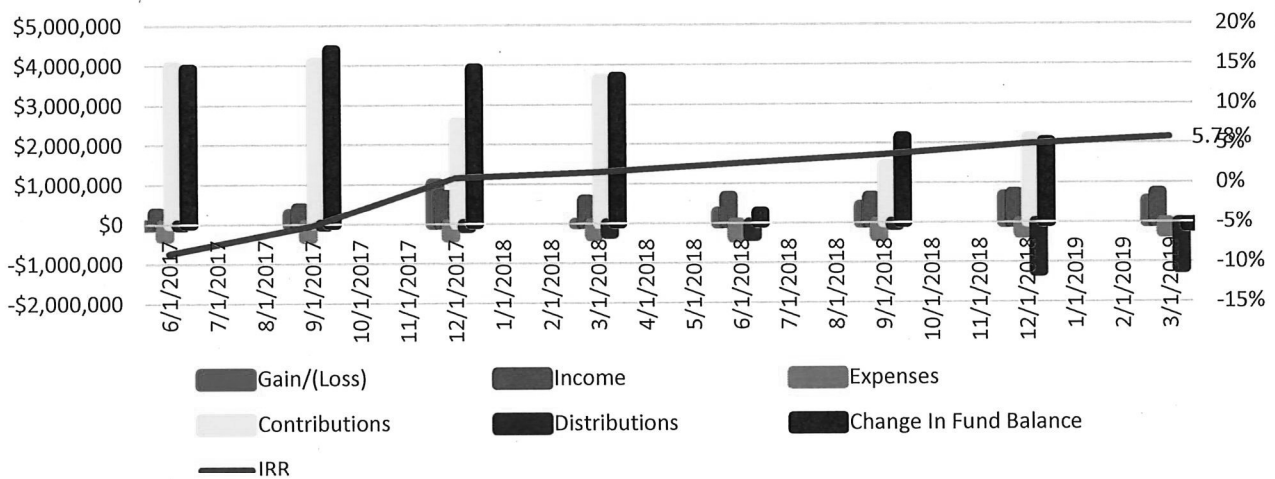
Expense Matrix

Management Fee	\$3,163,251
Organizational Expense	\$78,622
Professional Fee	<u>\$1,228,107</u>
Total	\$4,469,980

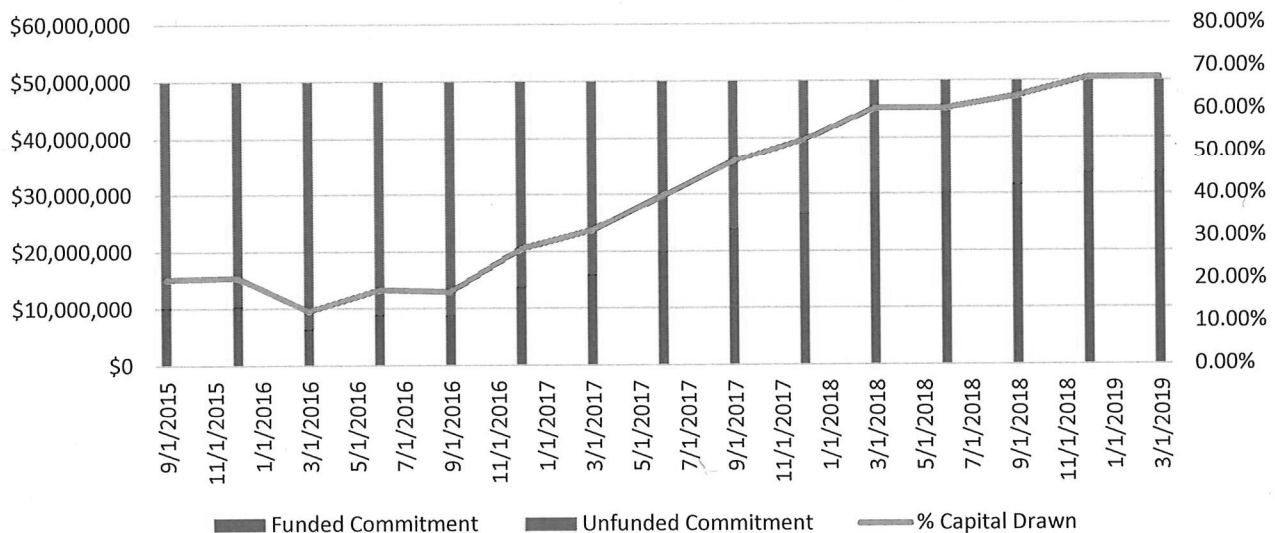
Net Cash Position



Change in Fund Balance Prior 8 Periods



Cumulative % Capital Drawn



Fund Information

Manager Name:	White Oak Pinnacle Fund L.P.
Analysis Date:	3/31/2019
Reporting Frequency:	Quarterly
Latest Data Date:	3/31/2019
Manager Investment Style:	Private Credit
Fund Vintage Year:	2012
StanCERA Investment Start Date:	8/2/2013
Initial Commitment:	\$40,000,000
Additional Commitments:	\$0
Total Commitment Funded:	\$32,758,125
Total Commitment Unfunded:	\$7,241,875
Fund Balance:	\$25,483,053

Fund Performance Measures Since Inception

Net Internal Rate of Return (IRR):	7.39%
Investment Multiple (TVPI):	\$1.25
Realization Multiple (DPI):	\$0.79
Residual Value to Paid in Multiple (RVPI):	\$0.46
Paid in Capital Multiple (PIC):	81.9%

Fund Balance Reconciliation Since Inception

Beginning Fund Balance	\$0
Capital Contributions	\$55,047,161
Distributions	-\$43,348,194
Expenses	-\$4,066,421
Income	\$20,889,948
Gain/(Loss)	<u>-\$3,039,442</u>
Ending Fund Balance	\$25,483,053

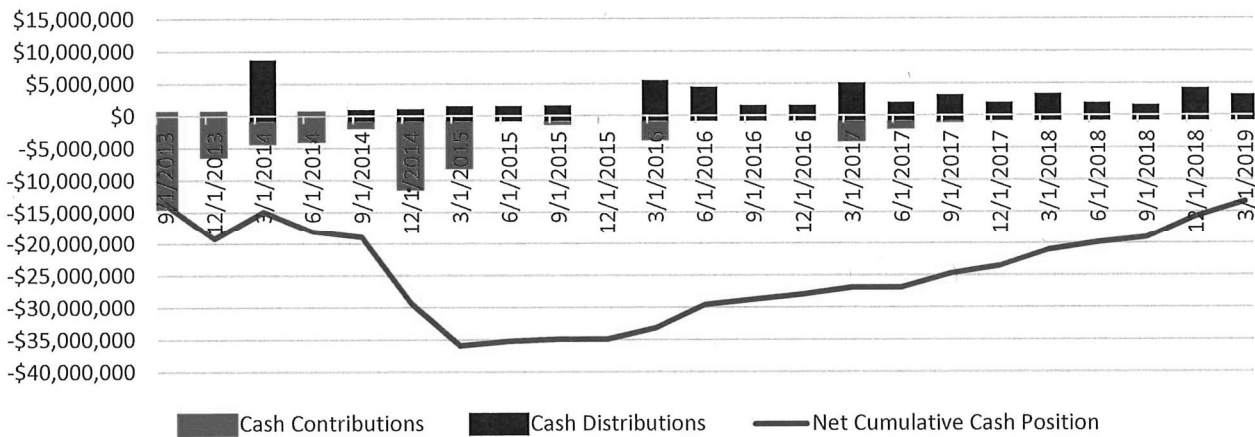
Internal Rate of Return Decomposition

Return from Income and Cash Flow	10.85%
Return from Expenses	-2.03%
Return from Gain/Loss	-1.54%
Interaction/Timing Effect:	<u>0.12%</u>
Net IRR Since Inception:	7.39%

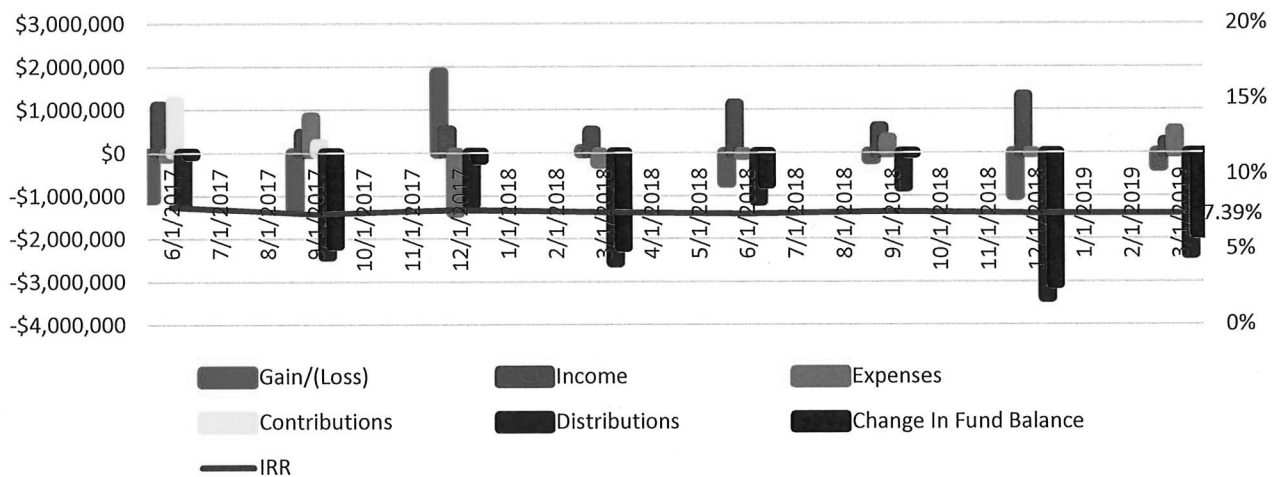
Expense Matrix

Management Fee	\$3,875,700
Incentive Allocation	\$1,275,375
Other Expense	\$30,743
Management Fee Reimbursement	-\$1,611,884
General/Administrative Expense	<u>\$496,487</u>
Total	\$4,066,421

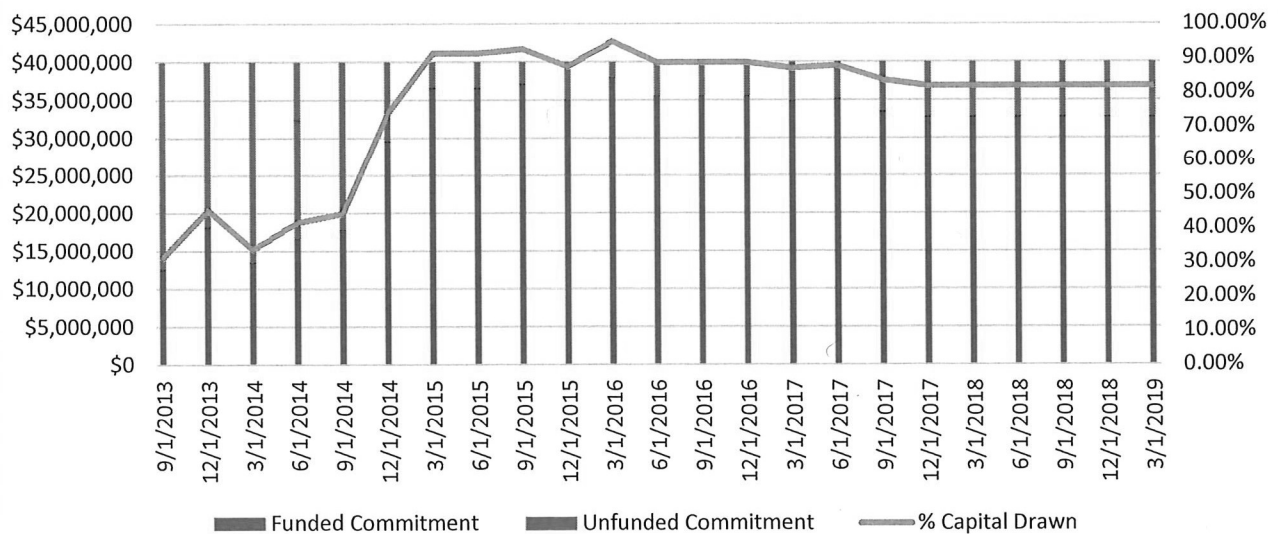
Net Cash Position



Change in Fund Balance Prior 8 Periods



Cumulative % Capital Drawn



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Analysis Date:
Program Name:
Program Inception Date:
Total Commitment:
Unfunded Commitment as of Analysis Date:
% Funded as of Analysis Date:
Program Fund Balance:

Performance Measures

Net IRR Since Inception:
Realization Multiple (DPI):
Residual Value to Paid In Multiple (RVP):
Investment Multiple (TVPI):

Net IRR Decomposition

Return from Income & Cash Flow:
Return from Expenses:
Return from Gain/Loss:
Interaction Effect:
Net IRR Since Inception:

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Risk Parity Program Performance

Analysis Date:	3/31/2019	Expense Matrix Since Inception		
Program Name:	Risk Parity	<u>Expense Type</u>	<u>Expense</u>	<u>% of Total</u>
Program Inception Date:	12/1/2017	Management Fee	\$1,219,960	81.6%
Total Commitment:	\$280,000,000	Partnership Operations	\$0	0.0%
Unfunded Commitment as of Analysis Date:	\$0	Organizational Expense	\$0	0.0%
% Funded as of Analysis Date:	100.00%	Incentive Allocation	\$0	0.0%
Program Fund Balance:	\$294,192,004	Offering Costs	\$0	0.0%
		Service Fee	\$0	0.0%
		Syndication Costs	\$0	0.0%
Performance Measures				
Net IRR Since Inception:	4.21%	Professional Fee	\$144,366	9.7%
Realization Multiple (DP):	\$0.00	Other Expense	\$0	0.0%
Residual Value to Paid in Multiple (RVPI):	\$1.05	Management Fee Reimbursement	\$0	-
Investment Multiple (TVPI):	\$1.05	General/Administrative Expense	\$107,151	7.2%
		Broken Deal Expense	\$0	0.0%
		Interest Expense	\$16,669	1.1%
		Custody Fee	\$7,100	0.5%
Return from Income & Cash Flow:	0.99%	Dividend Expense	\$656	0.0%
Return from Expenses:	-0.45%	Performance Fee	\$0	0.0%
Return from Gain/Loss:	3.66%	Total	\$1,495,902	100.0%
Interaction Effect:	0.00%			
Net IRR Since Inception:	4.21%			

Alternatives Program Performance

Analysis Date:	3/31/2019	Expense Matrix Since Inception		
Program Name:	Alternatives	Expense Type	Expense	% of Total
Program Inception Date:	5/16/2013	Management Fee	\$21,481,255	70.3%
Total Commitment:	\$707,000,000	Partnership Operations	\$1,040,088	3.7%
Unfunded Commitment as of Analysis Date:	\$87,090,987	Organizational Expense	\$223,888	0.8%
% Funded as of Analysis Date:	87.68%	Incentive Allocation	\$2,562,768	9.1%
Program Fund Balance:	\$618,484,506	Offering Costs	\$54	0.0%
		Service Fee	\$339,601	1.2%
		Syndication Costs	\$65,354	0.2%
		Professional Fee	\$2,728,231	9.6%
		Other Expense	\$30,743	0.1%
Net IRR Since Inception:	6.13%	Management Fee Reimbursement	-\$1,611,884	-
Realization Multiple (DPI):	\$0.18	General/Administrative Expense	\$852,652	3.0%
Residual Value to Paid in Multiple (RVP):	\$0.89	Broken Deal Expense	\$267,706	0.9%
Investment Multiple (TVPI):	\$1.06	Interest Expense	\$211,038	0.7%
		Custody Fee	\$86,950	0.3%
		Dividend Expense	\$656	0.0%
		Performance Fee	\$0	0.0%
		Total	\$28,279,100	100.0%
Net IRR Decomposition				
Return from Income & Cash Flow:	6.08%			
Return from Expenses:	-2.35%			
Return from Gain/Loss:	2.27%			
Interaction Effect:	0.14%			
Net IRR Since Inception:	6.13%			

Analysis Date:
Program Name:
Program Inception Date:
Total Commitment:
Unfunded Commitment as of Analysis Date:
% Funded as of Analysis Date:
Program Fund Balance:

Performance Measures

Net IRR Since Inception:
Realization Multiple (DPI):
Residual Value to Paid in Multiple (RVPI):
Investment Multiple (TVPI):

Net IRR Decomposition

Return from Income & Cash Flow:
Return from Expenses:
Return from Gain/Loss:
Interaction Effect:
Net IRR Since Inception:

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