



NEPC, LLC

YOU DEMAND MORE. So do we.<sup>SM</sup>

## **Firefighters' Retirement System of Louisiana**

### **First Quarter, 2015 Real Estate Review**

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August, 2015

Firefighters' Retirement System of Louisiana

**RE:** Real Estate Strategy – 1<sup>st</sup> Quarter 2015

Dear Members,

We are pleased to present the March 31, 2015 Private Markets Real Estate Report for the Firefighters' Retirement System of Louisiana. The report provides a variety of performance analysis for the overall portfolio. The reports include trailing performance, performance by investment stage and vintage year performance.

The Real Estate portfolio of Firefighters' Retirement System of Louisiana experienced a positive quarter, having a nominal IRR of 2.03%. The IRR since inception is 0.40%. The overall multiple (current valuation plus cumulative distributions, divided by total capital calls) is 1.02.

The following table presents the status of the Real Estate portfolio as of March 31, 2015:

<b>Commitments</b>	<b>Terminated Commitments</b>	<b>Amount Funded</b>	<b>Amount Distributed</b>	<b>Reported Value</b>	<b>Call Ratio</b>	<b>Distribution Ratio</b>
\$130,515,248	\$0	\$127,137,469	\$40,532,168	\$89,447,527	97.41%	31.88%

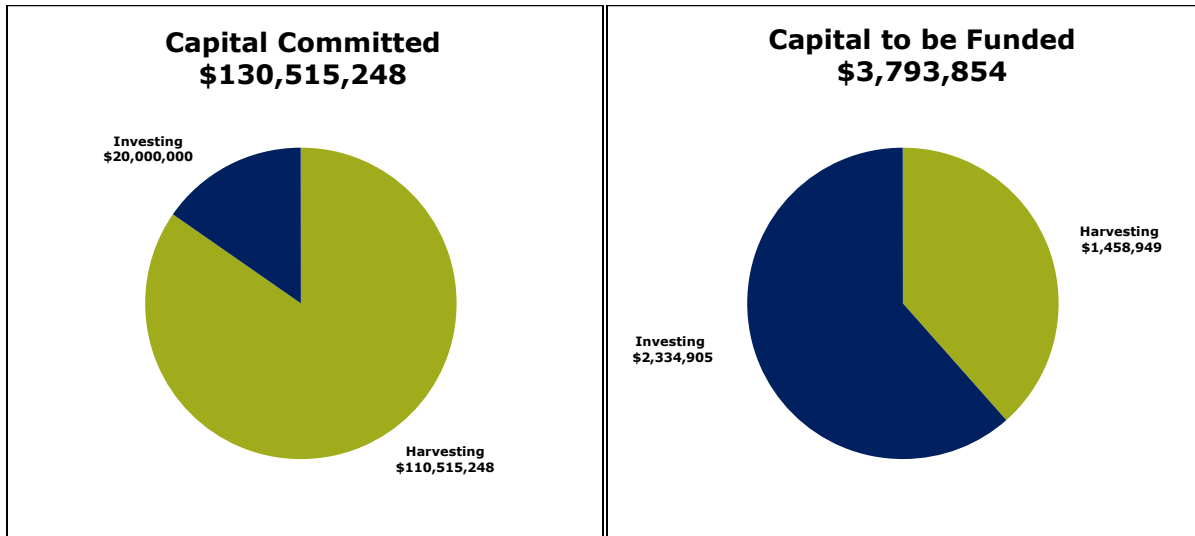
<b>Unfunded Commitments</b>	<b>Market Exposure (Reported Value + Unfunded Commitments)</b>	<b>Total Fund Composite as of 3/31/2015</b>	<b>Alternative Assets Target</b>	<b>Reported Value as a % of Total Fund</b>	<b>Market Exposure as a % Total Fund</b>
\$3,377,779	\$92,825,306	\$1,365,984,293	8%*	6.55%	6.8%

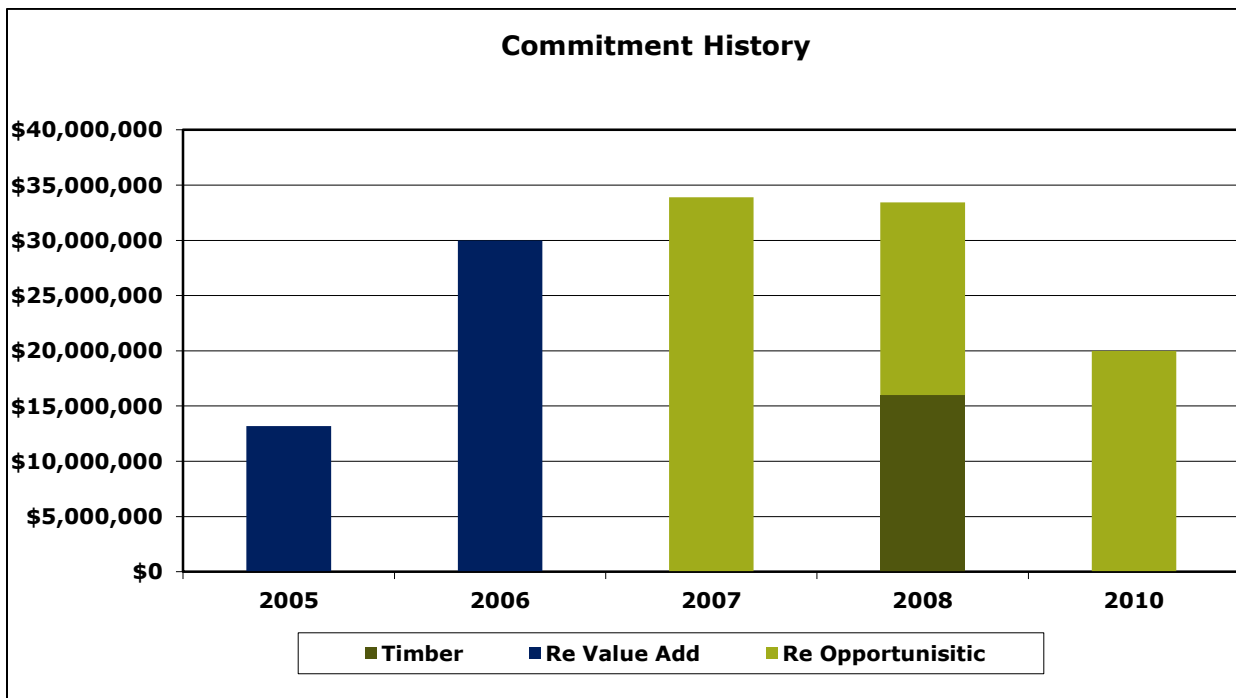
<b>Total Value (Reported Value + Distributions)</b>	<b>Total Value To Paid In Capital</b>	<b>Internal Rate of Return IRR, Since Inception (December 2005)</b>
\$129,979,695	1.02	0.40%



As of March 31, 2015, the Firefighters' Retirement System of Louisiana had commitments totaling \$130.52 million to 9 real estate funds. Of the 9 funds in the real estate portfolio, 1 is in the investing stage and 8 are in the harvesting stage. The following charts illustrate the program's current life cycle:

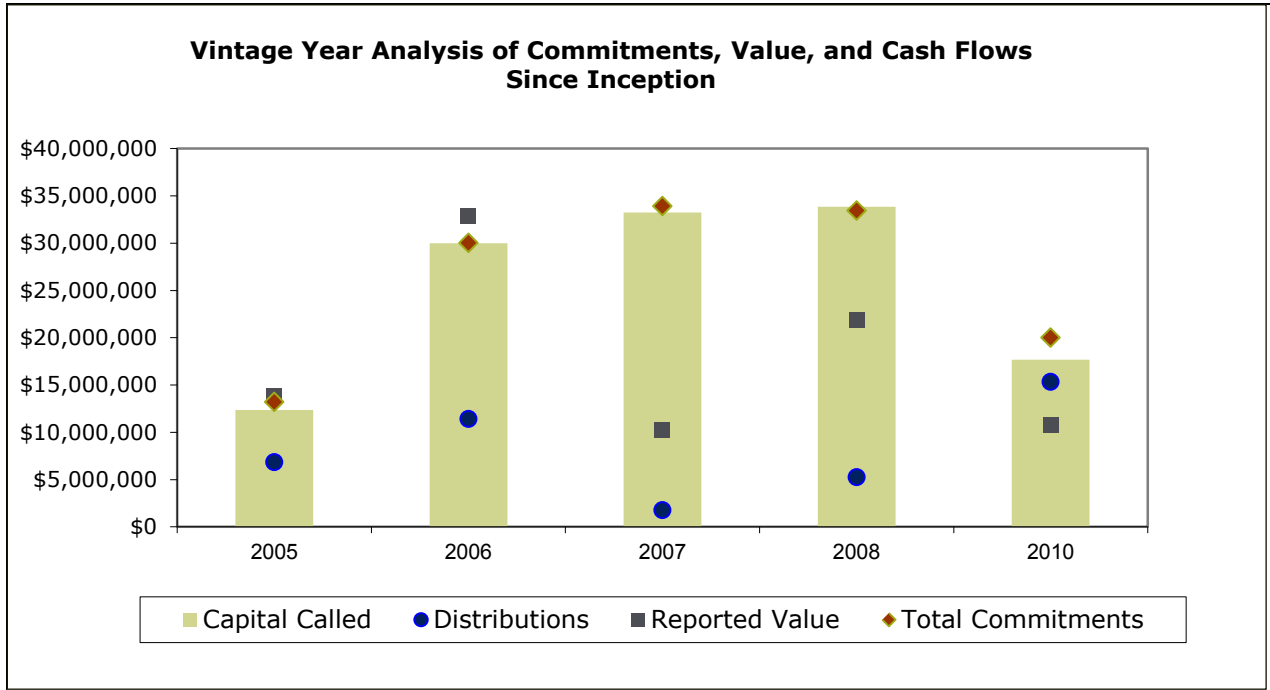


The following chart illustrates the commitment history of the Firefighters' Retirement System of Louisiana private markets program through the quarter end:





The following chart provides an analysis of the vintage year performance comparing the capital calls to the distributions and reported value:

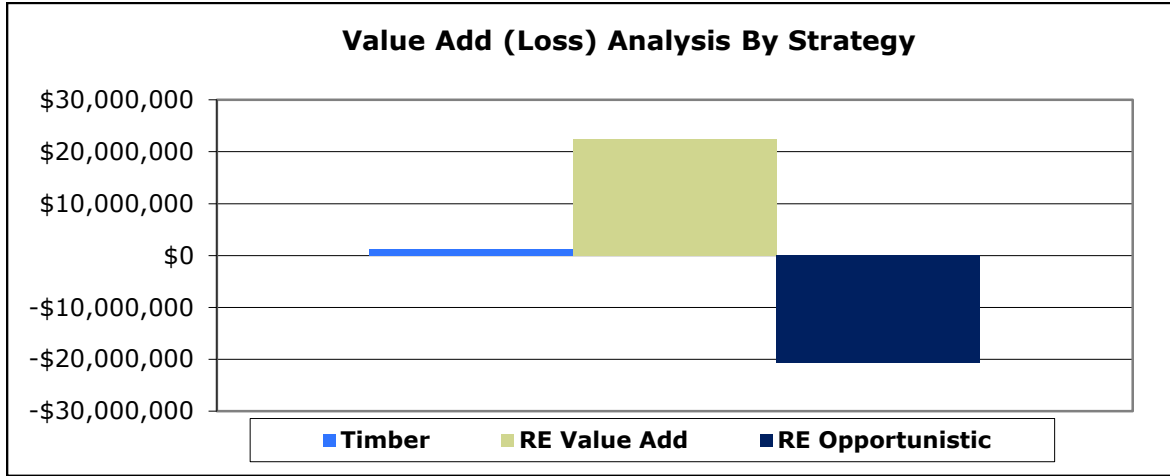


During the quarter-ended March 31, 2015, 1 fund in the Firefighters’ Retirement System of Louisiana Real Estate portfolio drew capital, and 4 funds made a distribution. The summary of the cash flow follows:

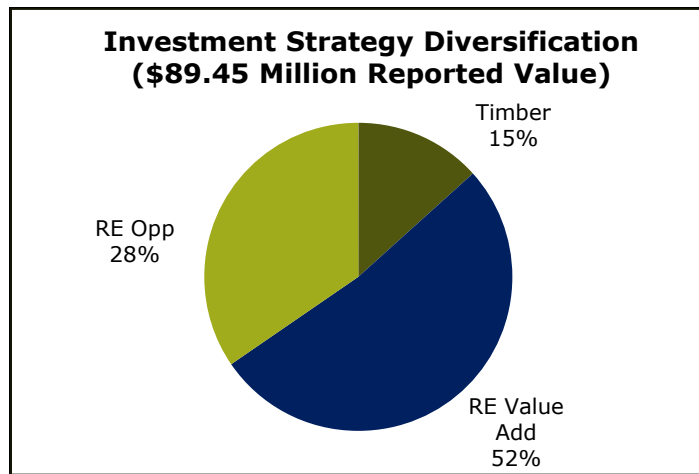
<b>Calls &amp; Expenses Funded for the Quarter</b>	<b>Number of Funds Calling Capital &amp; Expenses</b>	<b>Distributions for the Quarter</b>	<b>Number of Funds Making Distributions</b>	<b>Net Cash/Stock Flows for the Quarter</b>
\$353,774	1	\$1,993,426	4	\$1,639,652



Since inception the Real Estate program has gained \$2.84 million in value for the Firefighters' Retirement System of Louisiana. Timber added \$1.16 million and RE Value added \$22.43 million. RE Opportunistic has lost (\$20.75) million.



As of March 31, 2015, the 9 Real Estate funds in the Firefighters' Retirement System of Louisiana portfolio had the following investment strategy diversification by the investment funds' reported values:



We thank you for the opportunity to work with the Firefighters' Retirement System of Louisiana and look forward to continued success in the future.

Best regards,

David Barnes, CFA  
Senior Consultant

**Firefighters' Retirement System of Louisiana  
Executive Summary IRR Performance Report**

3/31/2015

Investment	Vintage Year	Commitment	Qtr TD	YTD	1 Year	3 Year	5 Year	Inception
AEW Partners VI	2010	20,000,000	3.08	3.08	22.45	18.91	14.97	14.97
Americus Real Estate Fund II, Ltd.	2005	13,200,000	0.68	0.68	-1.39	7.93	17.66	8.83
FRS-GA (Georgia)	2008	9,000,000	0.00	0.00	-13.63	-4.77	-13.01	-9.97
FRS-LB I (NLTP AZ)	2007	24,900,208	0.00	0.00	0.00	-41.39	-28.58	-27.26
FRS-LB II (SMT AZ)	2008	3,779,000	N/A	N/A	-100.00	-100.00	-100.00	-100.00
FRS-LB III (ST George UT)	2008	4,646,040	0.00	0.00	0.00	-1.74	-1.05	1.90
JP Morgan India Property Fund	2007	8,990,000	3.08	3.08	4.28	-1.78	1.32	-1.62
Sentinel Real Estate Fund	2006	30,000,000	2.89	2.89	11.30	18.47	19.61	5.08
Timbervest Crossover Partners II, L.P.	2008	16,000,000	2.23	2.23	2.33	1.50	1.90	1.66
<b>Total: Firefighters' Retirement System of Louisiana</b>		<b>130,515,248</b>	<b>2.03</b>	<b>2.03</b>	<b>6.19</b>	<b>1.71</b>	<b>3.41</b>	<b>0.40</b>

Composite IRRS include all flows of the selected investments regardless of the start date of the investment.  
"N/A" will be displayed if the investment has insufficient cash flows for the period

**Firefighters' Retirement System of Louisiana  
Performance Analysis**

3/31/2015

Partnership Name	Vintage Year	Commitment	Paid In Capital	Capital To Be Funded	Additional Fees	Cumulative Distributions	Valuation	Total Value	Net Benefit	Call Ratio	DPI Ratio	TVPI Ratio	IRR
1 AEW Partners VI	2010	20,000,000	17,665,095	2,334,905	0	15,317,048	10,728,956	26,046,004	8,380,909	88 %	0.87	1.47	14.97 %
2 Americus Real Estate Fund II, Ltd.	2005	13,200,000	12,381,374	818,626	0	6,821,964	13,786,480	20,608,444	8,227,070	94 %	0.55	1.66	8.83 %
3 FRS-GA (Georgia)	2008	9,000,000	9,416,075	0	0	0	4,708,741	4,708,741	-4,707,334	105 %	0.00	0.50	-9.97 %
4 FRS-LB I (NLTP AZ)	2007	24,900,208	24,900,208	0	0	0	4,290,000	4,290,000	-20,610,208	100 %	0.00	0.17	-27.26 %
5 FRS-LB II (SMT AZ)	2008	3,779,000	3,779,000	0	0	0	0	0	-3,779,000	100 %	0.00	0.00	-100.00 %
6 FRS-LB III (ST George UT)	2008	4,646,040	4,646,040	0	0	0	5,276,700	5,276,700	630,660	100 %	0.00	1.14	1.90 %
7 JP Morgan India Property Fund	2007	8,990,000	8,349,677	640,323	0	1,760,146	5,922,663	7,682,809	-666,868	93 %	0.21	0.92	-1.62 %
8 Sentinel Real Estate Fund	2006	30,000,000	30,000,000	0	0	11,385,010	32,820,157	44,205,167	14,205,167	100 %	0.38	1.47	5.08 %
9 Timbervest Crossover Partners II, L.F	2008	16,000,000	16,000,000	0	0	5,248,000	11,913,830	17,161,830	1,161,830	100 %	0.33	1.07	1.66 %
<b>9 Total Partnerships</b>		<b>130,515,248</b>	<b>127,137,469</b>	<b>3,793,854</b>	<b>0</b>	<b>40,532,168</b>	<b>89,447,527</b>	<b>129,979,696</b>	<b>2,842,227</b>	<b>97 %</b>	<b>0.32</b>	<b>1.02</b>	<b>0.40 %</b>

\*\*\* Indicates Estimated Valuation for the fund



**Firefighters' Retirement System of Louisiana  
Lifecycle Performance Analysis**

3/31/2015

Partnership Name	Vintage Year	Commitment	Paid In Capital	Capital To Be Funded	Additional Fees	Cumulative Distributions	Valuation	Total Value	Net Benefit	Call Ratio	DPI Ratio	TVPI Ratio	IRR
<b>2 Investing</b>													
1 AEW Partners VI	2010	20,000,000	17,665,095	2,334,905	0	15,317,048	10,728,956	26,046,004	8,380,909	88 %	0.87	1.47	14.97 %
<b>2 Investing Subtotal</b>		<b>20,000,000</b>	<b>17,665,095</b>	<b>2,334,905</b>	<b>0</b>	<b>15,317,048</b>	<b>10,728,956</b>	<b>26,046,004</b>	<b>8,380,909</b>	<b>88 %</b>	<b>0.87</b>	<b>1.47</b>	<b>14.97 %</b>
<b>3 Harvesting</b>													
2 Americus Real Estate Fund II, Ltd.	2005	13,200,000	12,381,374	818,626	0	6,821,964	13,786,480	20,608,444	8,227,070	94 %	0.55	1.66	8.83 %
3 FRS-GA (Georgia)	2008	9,000,000	9,416,075	0	0	0	4,708,741	4,708,741	-4,707,334	105 %	0.00	0.50	-9.97 %
4 FRS-LB I (NLTP AZ)	2007	24,900,208	24,900,208	0	0	0	4,290,000	4,290,000	-20,610,208	100 %	0.00	0.17	-27.26 %
5 FRS-LB II (SMT AZ)	2008	3,779,000	3,779,000	0	0	0	0	0	-3,779,000	100 %	0.00	0.00	-100.00 %
6 FRS-LB III (ST George UT)	2008	4,646,040	4,646,040	0	0	0	5,276,700	5,276,700	630,660	100 %	0.00	1.14	1.90 %
7 JP Morgan India Property Fund	2007	8,990,000	8,349,677	640,323	0	1,760,146	5,922,663	7,682,809	-666,868	93 %	0.21	0.92	-1.62 %
8 Sentinel Real Estate Fund	2006	30,000,000	30,000,000	0	0	11,385,010	32,820,157	44,205,167	14,205,167	100 %	0.38	1.47	5.08 %
9 Timbervest Crossover Partners II, L.P.	2008	16,000,000	16,000,000	0	0	5,248,000	11,913,830	17,161,830	1,161,830	100 %	0.33	1.07	1.66 %
<b>3 Harvesting Subtotal</b>		<b>110,515,248</b>	<b>109,472,374</b>	<b>1,458,949</b>	<b>0</b>	<b>25,215,120</b>	<b>78,718,571</b>	<b>103,933,692</b>	<b>-5,538,682</b>	<b>99 %</b>	<b>0.23</b>	<b>0.95</b>	<b>-0.86 %</b>
<b>9 Total Partnerships</b>		<b>130,515,248</b>	<b>127,137,469</b>	<b>3,793,854</b>	<b>0</b>	<b>40,532,168</b>	<b>89,447,527</b>	<b>129,979,696</b>	<b>2,842,227</b>	<b>97 %</b>	<b>0.32</b>	<b>1.02</b>	<b>0.40 %</b>

**Firefighters' Retirement System of Louisiana**  
**Vintage Year Performance Analysis**

3/31/2015

Partnership Name	Vintage Year	Commitment	Paid In Capital	Capital To Be Funded	Additional Fees	Cumulative Distributions	Valuation	Total Value	Net Benefit	Call Ratio	DPI Ratio	TVPI Ratio	IRR
<b>2005</b>													
1 Americus Real Estate Fund II, Ltd.	2005	13,200,000	12,381,374	818,626	0	6,821,964	13,786,480	20,608,444	8,227,070	94 %	0.55	1.66	8.83 %
<b>2005 Subtotal</b>		<b>13,200,000</b>	<b>12,381,374</b>	<b>818,626</b>	<b>0</b>	<b>6,821,964</b>	<b>13,786,480</b>	<b>20,608,444</b>	<b>8,227,070</b>	<b>94 %</b>	<b>0.55</b>	<b>1.66</b>	<b>8.83 %</b>
<b>2006</b>													
2 Sentinel Real Estate Fund	2006	30,000,000	30,000,000	0	0	11,385,010	32,820,157	44,205,167	14,205,167	100 %	0.38	1.47	5.08 %
<b>2006 Subtotal</b>		<b>30,000,000</b>	<b>30,000,000</b>	<b>0</b>	<b>0</b>	<b>11,385,010</b>	<b>32,820,157</b>	<b>44,205,167</b>	<b>14,205,167</b>	<b>100 %</b>	<b>0.38</b>	<b>1.47</b>	<b>5.08 %</b>
<b>2007</b>													
3 FRS-LB I (NLTP AZ)	2007	24,900,208	24,900,208	0	0	0	4,290,000	4,290,000	-20,610,208	100 %	0.00	0.17	-27.26 %
4 JP Morgan India Property Fund	2007	8,990,000	8,349,677	640,323	0	1,760,146	5,922,663	7,682,809	-666,868	93 %	0.21	0.92	-1.62 %
<b>2007 Subtotal</b>		<b>33,890,208</b>	<b>33,249,885</b>	<b>640,323</b>	<b>0</b>	<b>1,760,146</b>	<b>10,212,663</b>	<b>11,972,809</b>	<b>-21,277,076</b>	<b>98 %</b>	<b>0.05</b>	<b>0.36</b>	<b>-17.45 %</b>
<b>2008</b>													
5 FRS-GA (Georgia)	2008	9,000,000	9,416,075	0	0	0	4,708,741	4,708,741	-4,707,334	105 %	0.00	0.50	-9.97 %
6 FRS-LB II (SMT AZ)	2008	3,779,000	3,779,000	0	0	0	0	0	-3,779,000	100 %	0.00	0.00	-100.00 %
7 FRS-LB III (ST George UT)	2008	4,646,040	4,646,040	0	0	0	5,276,700	5,276,700	630,660	100 %	0.00	1.14	1.90 %
8 Timbervest Crossover Partners II, L.P.	2008	16,000,000	16,000,000	0	0	5,248,000	11,913,830	17,161,830	1,161,830	100 %	0.33	1.07	1.66 %
<b>2008 Subtotal</b>		<b>33,425,040</b>	<b>33,841,115</b>	<b>0</b>	<b>0</b>	<b>5,248,000</b>	<b>21,899,271</b>	<b>27,147,271</b>	<b>-6,693,844</b>	<b>100 %</b>	<b>0.16</b>	<b>0.80</b>	<b>-4.00 %</b>
<b>2010</b>													
9 AEW Partners VI	2010	20,000,000	17,665,095	2,334,905	0	15,317,048	10,728,956	26,046,004	8,380,909	88 %	0.87	1.47	14.97 %
<b>2010 Subtotal</b>		<b>20,000,000</b>	<b>17,665,095</b>	<b>2,334,905</b>	<b>0</b>	<b>15,317,048</b>	<b>10,728,956</b>	<b>26,046,004</b>	<b>8,380,909</b>	<b>88 %</b>	<b>0.87</b>	<b>1.47</b>	<b>14.97 %</b>
<b>9 Total Partnerships</b>		<b>130,515,248</b>	<b>127,137,469</b>	<b>3,793,854</b>	<b>0</b>	<b>40,532,168</b>	<b>89,447,527</b>	<b>129,979,696</b>	<b>2,842,227</b>	<b>97 %</b>	<b>0.32</b>	<b>1.02</b>	<b>0.40 %</b>

**Firefighters' Retirement System of Louisiana  
Investment Strategy Performance Analysis**

3/31/2015

Partnership Name	Vintage Year	Commitment	Paid In Capital	Capital To Be Funded	Additional Fees	Cumulative Distributions	Valuation	Total Value	Net Benefit	Call Ratio	DPI Ratio	TVPI Ratio	IRR
<b>501 Timber</b>													
1 Timbervest Crossover Partners II, L.P.	2008	16,000,000	16,000,000	0	0	5,248,000	11,913,830	17,161,830	1,161,830	100 %	0.33	1.07	1.66 %
<b>501 Timber Subtotal</b>		<b>16,000,000</b>	<b>16,000,000</b>	<b>0</b>	<b>0</b>	<b>5,248,000</b>	<b>11,913,830</b>	<b>17,161,830</b>	<b>1,161,830</b>	<b>100 %</b>	<b>0.33</b>	<b>1.07</b>	<b>1.66 %</b>
<b>615 RE Value Add</b>													
1 Americus Real Estate Fund II, Ltd.	2005	13,200,000	12,381,374	818,626	0	6,821,964	13,786,480	20,608,444	8,227,070	94 %	0.55	1.66	8.83 %
2 Sentinel Real Estate Fund	2006	30,000,000	30,000,000	0	0	11,385,010	32,820,157	44,205,167	14,205,167	100 %	0.38	1.47	5.08 %
<b>615 RE Value Add Subtotal</b>		<b>43,200,000</b>	<b>42,381,374</b>	<b>818,626</b>	<b>0</b>	<b>18,206,974</b>	<b>46,606,637</b>	<b>64,813,611</b>	<b>22,432,237</b>	<b>98 %</b>	<b>0.43</b>	<b>1.53</b>	<b>6.00 %</b>
<b>630 RE Opportunistic</b>													
1 AEW Partners VI	2010	20,000,000	17,665,095	2,334,905	0	15,317,048	10,728,956	26,046,004	8,380,909	88 %	0.87	1.47	14.97 %
2 FRS-GA (Georgia)	2008	9,000,000	9,416,075	0	0	0	4,708,741	4,708,741	-4,707,334	105 %	0.00	0.50	-9.97 %
3 FRS-LB I (NLTP AZ)	2007	24,900,208	24,900,208	0	0	0	4,290,000	4,290,000	-20,610,208	100 %	0.00	0.17	-27.26 %
4 FRS-LB II (SMT AZ)	2008	3,779,000	3,779,000	0	0	0	0	0	-3,779,000	100 %	0.00	0.00	-100.00 %
5 FRS-LB III (ST George UT)	2008	4,646,040	4,646,040	0	0	0	5,276,700	5,276,700	630,660	100 %	0.00	1.14	1.90 %
6 JP Morgan India Property Fund	2007	8,990,000	8,349,677	640,323	0	1,760,146	5,922,663	7,682,809	-666,868	93 %	0.21	0.92	-1.62 %
<b>630 RE Opportunistic Subtotal</b>		<b>71,315,248</b>	<b>68,756,095</b>	<b>2,975,228</b>	<b>0</b>	<b>17,077,194</b>	<b>30,927,060</b>	<b>48,004,254</b>	<b>-20,751,841</b>	<b>96 %</b>	<b>0.25</b>	<b>0.70</b>	<b>-7.10 %</b>
<b>9 Total Partnerships</b>		<b>130,515,248</b>	<b>127,137,469</b>	<b>3,793,854</b>	<b>0</b>	<b>40,532,168</b>	<b>89,447,527</b>	<b>129,979,696</b>	<b>2,842,227</b>	<b>97 %</b>	<b>0.32</b>	<b>1.02</b>	<b>0.40 %</b>

**Firefighters' Retirement System of Louisiana  
Transaction Summary**

1/1/2015 - 3/31/2015

Date	Funding	Additional Fees	Cash	Stock	Net Cash Flow
<b>AEW Partners VI</b>					
1/16/2015			350,999.00		-350,999.00
1/20/2015	353,774.00				2,775.00
2/6/2015			1,083,542.00		-1,080,767.00
<b>Total: AEW Partners VI</b>		<b>353,774.00</b>	<b>1,434,541.00</b>		<b>-1,080,767.00</b>
<b>Americus Real Estate Fund II, Ltd.</b>					
1/14/2015			23,760.00		-23,760.00
2/13/2015			23,760.00		-47,520.00
3/13/2015			23,760.00		-71,280.00
<b>Total: Americus Real Estate Fund II, Ltd.</b>			<b>71,280.00</b>		<b>-71,280.00</b>
<b>JP Morgan India Property Fund</b>					
1/12/2015			75,550.90		-75,550.90
<b>Total: JP Morgan India Property Fund</b>			<b>75,550.90</b>		<b>-75,550.90</b>
<b>Sentinel Real Estate Fund</b>					
1/21/2015			412,053.87		-412,053.87
<b>Total: Sentinel Real Estate Fund</b>			<b>412,053.87</b>		<b>-412,053.87</b>
<b>Total: Firefighters' Retirement System of Louisiana</b>		<b>353,774.00</b>	<b>1,993,425.77</b>		<b>-1,639,651.77</b>
<b>Total:</b>		<b>353,774.00</b>	<b>1,993,425.77</b>		<b>-1,639,651.77</b>