

Investment Performance Review  
Period Ending December 31, 2019

## **Southfield Fire & Police Retirement System**

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<u>Equities</u>	<u>Index Returns (%)</u>					
	<u>Month</u>	<u>3 M</u>	<u>YTD</u>	<u>1 Year</u>	<u>3 Yr Ann</u>	<u>5 Yr Ann</u>
S&P 500 Total Return	3.02	9.07	31.49	31.49	15.27	11.70
Russell Midcap Index	2.29	7.06	30.54	30.54	12.06	9.33
Russell 2000 Index	2.88	9.94	25.53	25.53	8.59	8.23
Russell 1000 Growth Indx	3.02	10.62	36.39	36.39	20.49	14.63
Russell 1000 Value Index	2.75	7.41	26.54	26.54	9.68	8.29
Russell 3000 Index	2.89	9.10	31.02	31.02	14.57	11.24
MSCI EAFE NR	3.25	8.17	22.01	22.01	9.56	5.67
MSCI EM NR	7.46	11.84	18.44	18.44	11.57	5.61

<u>Fixed Income</u>	<u>Index Returns (%)</u>					
	<u>Month</u>	<u>3 M</u>	<u>YTD</u>	<u>1 Year</u>	<u>Mod. Adj. Duration</u>	<u>Yield to Worst</u>
U.S. Aggregate	(0.07)	0.18	8.72	8.72	5.87	2.31
U.S. Corporate Investment Grade	0.32	1.18	14.54	14.54	7.89	2.84
U.S. Corporate High Yield	2.00	2.61	14.32	14.32	3.05	5.19
Global Aggregate	0.58	0.49	6.84	6.84	7.12	1.45

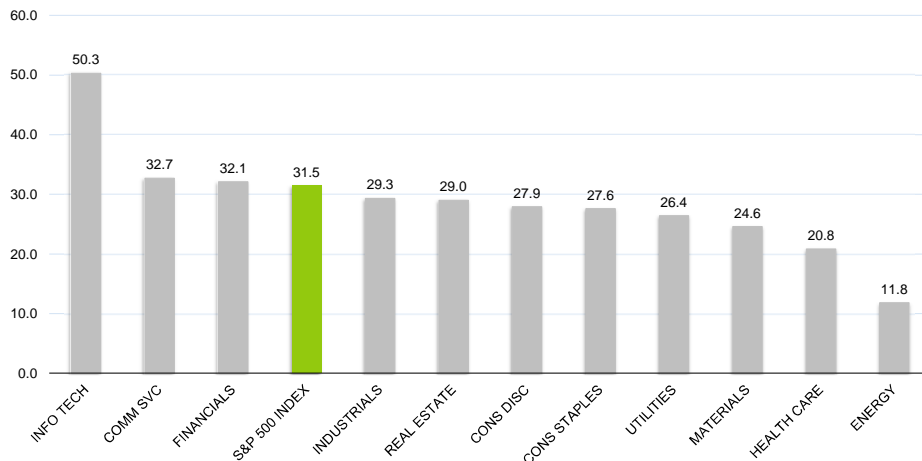
<u>Key Rates</u>	<u>Levels (%)</u>				
	<u>12/31/19</u>	<u>12/31/18</u>	<u>12/31/17</u>	<u>12/31/16</u>	<u>12/31/15</u>
3 Month	1.54	2.35	1.38	0.50	0.16
US 2 Year	1.57	2.49	1.88	1.19	1.05
US 10 Year	1.92	2.68	2.41	2.44	2.27
US 30 Year	2.39	3.01	2.74	3.07	3.02
ICE LIBOR USD 3M	1.91	2.81	1.69	1.00	0.61
Euribor 3 Month ACT/360	(0.38)	(0.31)	(0.33)	(0.32)	(0.13)
Bankrate 30Y Mortgage Rates Na	3.86	4.51	3.85	4.06	3.90
Prime	4.75	5.50	4.50	3.75	3.50

Russell Indices Style Returns						
V	B	G		V	B	G
26.5	31.4	36.4	L	-8.3	-4.8	-1.5
27.0	30.5	35.5	M	-12.3	-9.1	-4.8
22.4	25.5	28.4	S	-12.9	-11.0	-9.3
YTD				2018		

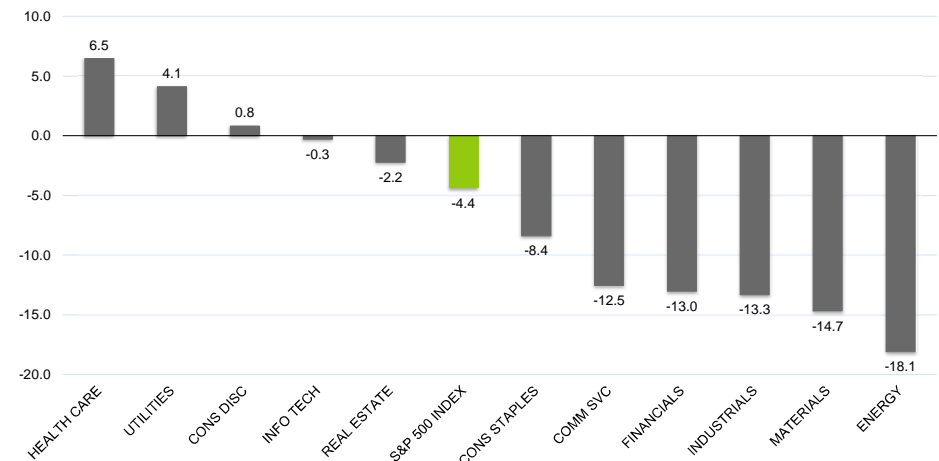
<u>Currencies</u>	<u>Levels</u>		
	<u>12/31/19</u>	<u>12/31/18</u>	<u>12/31/17</u>
Euro Spot	1.12	1.15	1.20
British Pound Spot	1.33	1.28	1.35
Japanese Yen Spot	108.61	109.69	112.69
Swiss Franc Spot	0.97	0.98	0.97

<u>Commodities</u>	<u>Levels</u>		
	<u>12/31/19</u>	<u>12/31/18</u>	<u>12/31/17</u>
Oil	61.06	48.62	54.55
Gasoline	2.59	2.26	2.49
Natural Gas	2.19	3.00	3.00
Gold	1,523.10	1,318.50	1,187.30
Silver	17.92	16.05	16.50
Copper	279.70	265.15	338.00
Corn	387.75	407.00	408.25
BBG Commodity TR Idx	172.00	159.72	179.96

YTD Sector Returns



2018 Sector Returns

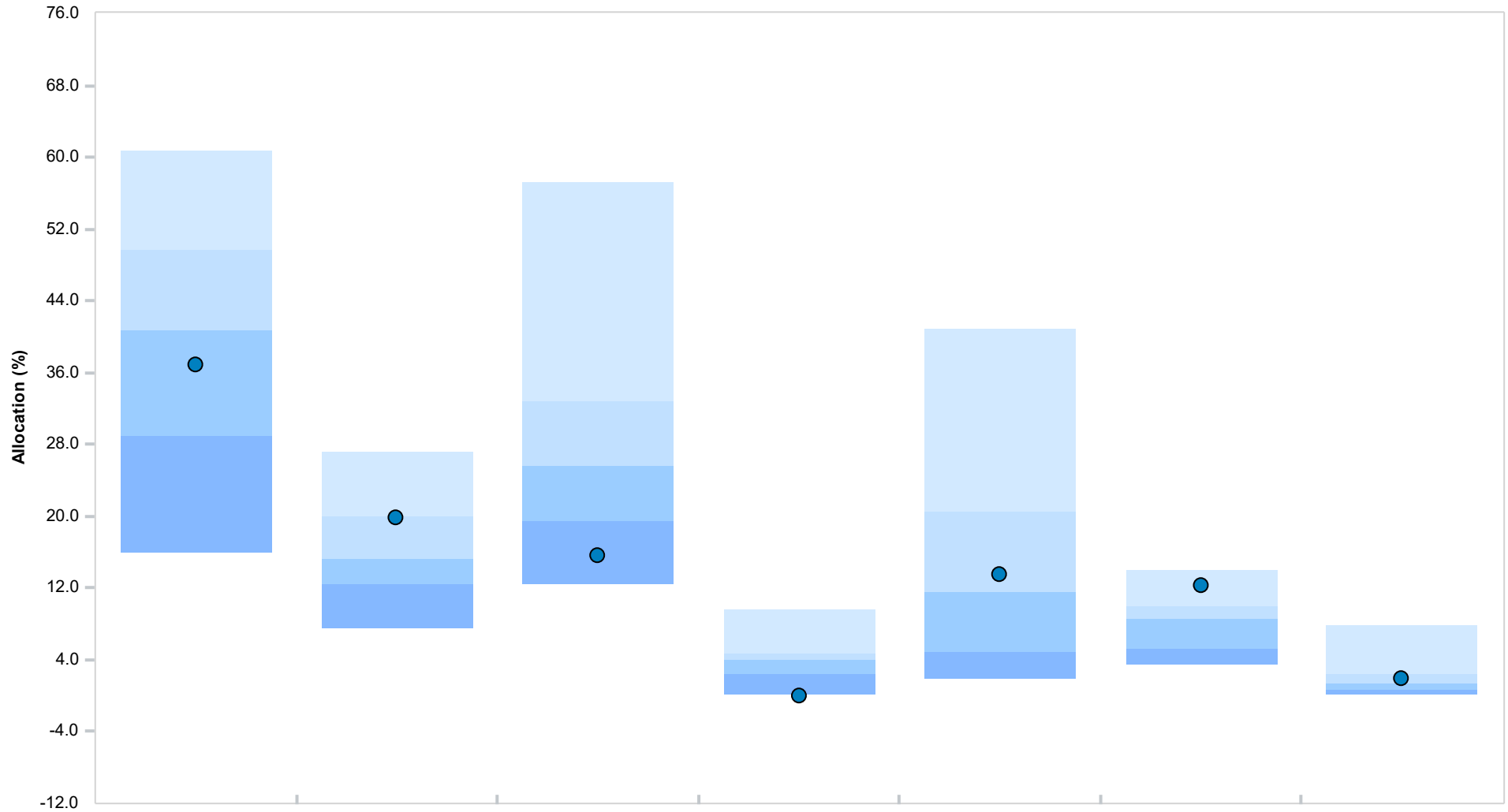


**Market Summary:**

The dual inspiration of a possible resolution to the trade war and stimulus from central banks drove the equity markets into full rally mode during the fourth quarter. The encouraging tone on US-China trade negotiations boosted the prospects of stronger global economic growth across the developed and emerging markets. Equities were further aided by a rate cut from the US Federal Reserve and continued stimulus from other major central banks. Domestically, small caps and growth led the way this quarter, as is often the case during strong “risk on” periods. The S&P 500 returned 9.1% during the quarter, lagging the Russell 2000’s 9.9% gain (Russell 2000 Growth returned 11.4%). International markets benefited from a declining dollar with the Emerging Markets generating the biggest gains; the MSCI EAFE index rose 8.2% and the MSCI EM Index posted an 11.8%. After three quarters of strong performance to start 2019, the fixed income markets took a breather this quarter. Interest rates trended modestly higher as additional rate cuts were not anticipated. The BB US Aggregate Index returned 0.2% for the quarter; treasuries were the weakest segment (-0.8%) and investment grade corporates the strongest (1.2%). 2019 was a great year for investors – fixed income was up over 8% and equities returned 20 – 30%.

1. Total Fund return of +4.86% outpaced the Policy Index return of +4.59%. The primary drivers of outperformance were 1607, Loomis, PRISA and Nantucket.
2. Within the Large Cap allocation, all 3 large cap equity portfolios lagged the strong gain of the S&P 500.
3. QMA Mid Cap outperformed their benchmark by 0.23%.
4. The Small Cap allocation was rebalanced during the quarter, with Reinhart Partners and Champlain Small Cap being hired.
5. 1607 Capital Partners had a great quarter (+2.52% over index) as Emerging Markets exposure boosted returns.
6. Both Domestic Fixed Income managers, Tortoise Credit and Loomis Sayles outperformed their benchmarks for the quarter as investment grade corporate bonds rallied higher. The Tortoise portfolio was consolidated into the Loomis portfolio.
7. Bloomfield Capital Fund V is now over 80% called. Investment activity continues as the portfolio fully deploys into loans.
8. Nantucket benefitted from their heavier equity exposure outperforming benchmark and peers.
9. KStone Partners outperformed by 0.60% for the quarter but lagged for the year. .
10. PRISA I, II and III were all ahead of their benchmarks for the quarter.
11. JCR Fund III made multiple distributions during the quarter and remains approximately 65% called. JCR Fund IV made another call during the quarter and is now just over 46% called. Both funds are expected to fully call their unfunded commitments.
12. Landmark Fund VII had continued activity during the quarter and is now 33% called. IRR since inception is 19.2%.
13. As of 12/31/2019, the Total Fund is in compliance with Public Act 314.

## Plan Sponsor TF Asset Allocation vs. All Public Plans-Total Fund



Parenttheses contain percentile rankings.  
Calculation based on quarterly periodicity.

**Comparative Performance Trailing Returns  
Southfield Fire & Police Retirement System**

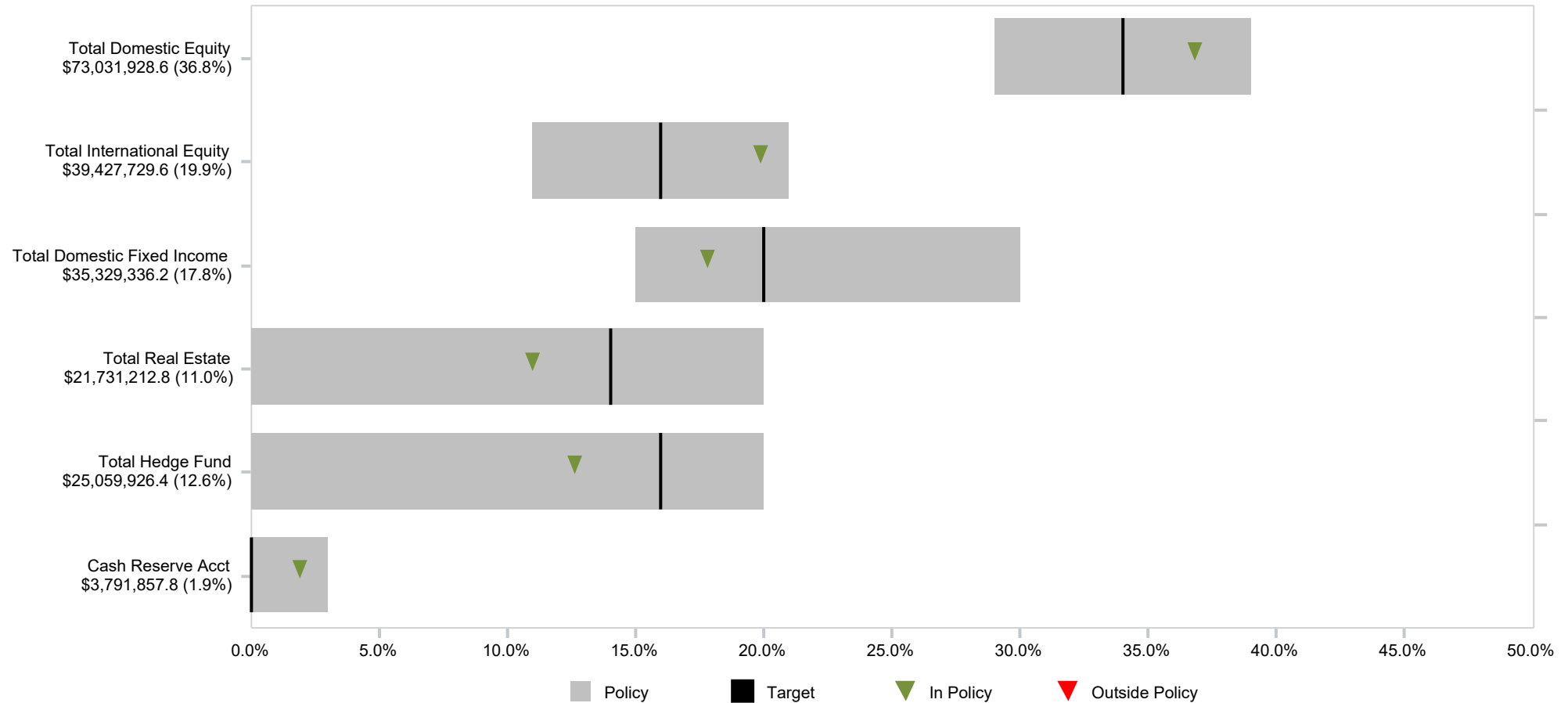
As of December 31, 2019

Comparative Performance									
	QTR	YTD	1 YR	3 YR	5 YR	7 YR	10 YR	Inception	Inception Date
Total Fund	4.8629	14.9842	14.9842	8.0394	6.6962	7.9850	7.5415	7.5985	01/01/1989

Returns for periods greater than one year are annualized.  
Returns are expressed as percentages.



**Executive Summary**



**Asset Allocation Compliance**

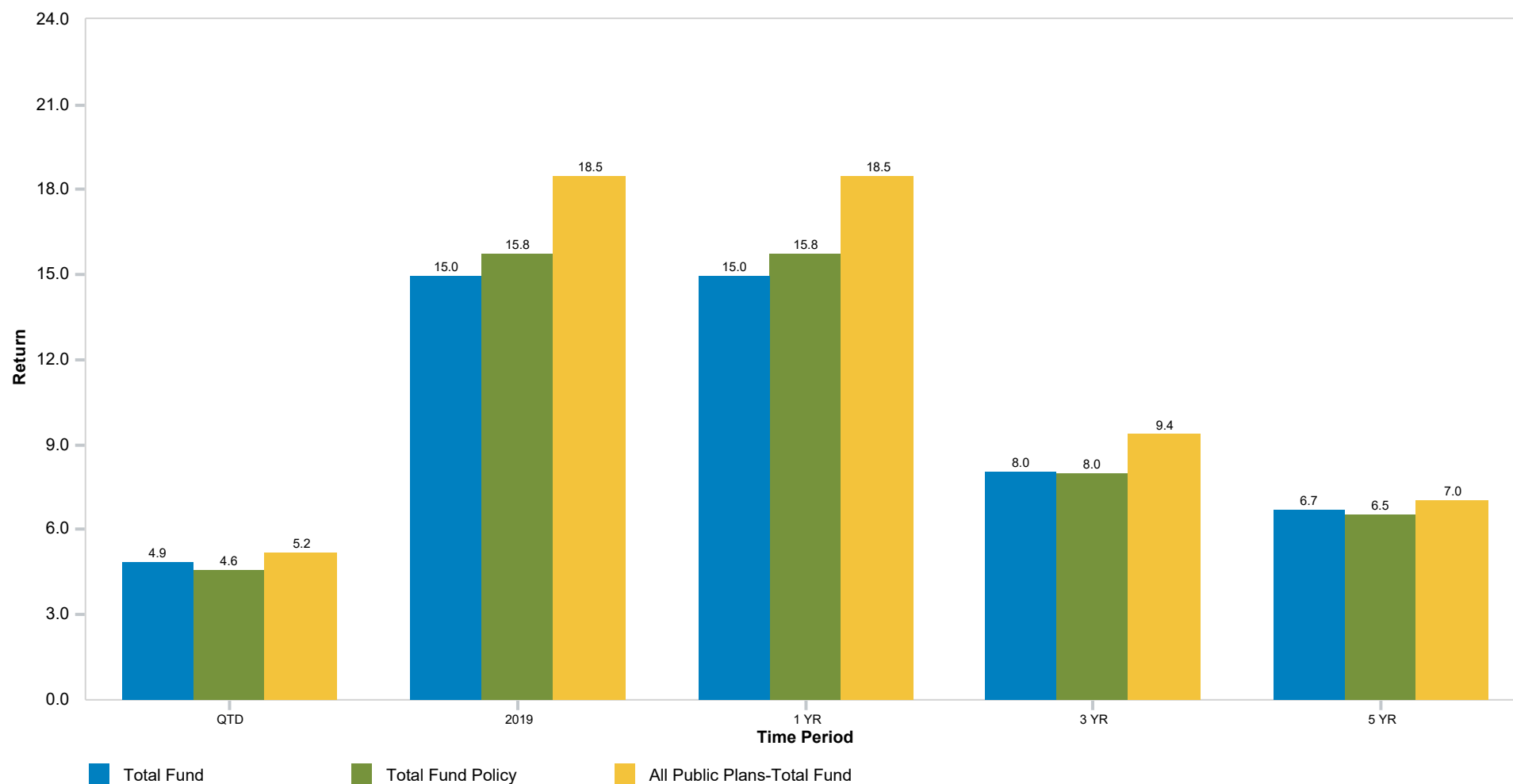
	Asset Allocation \$	Current Allocation (%)	Minimum Allocation (%)	Target Allocation (%)	Maximum Allocation (%)	Min. Rebal. (\$000)	Target Rebal. (\$000)	Max. Rebal. (\$000)
Total Fund	198,371,991	100.0	N/A	100.0	N/A	-	-	-
Total Domestic Equity	73,031,929	36.8	29.0	34.0	39.0	-15,504,051	-5,585,452	4,333,148
Total International Equity	39,427,730	19.9	11.0	16.0	21.0	-17,606,811	-7,688,211	2,230,389
Total Domestic Fixed Income	35,329,336	17.8	15.0	20.0	30.0	-5,573,537	4,345,062	24,182,261
Total Real Estate	21,731,213	11.0	0.0	14.0	20.0	-21,731,213	6,040,866	17,943,186
Total Hedge Fund	25,059,926	12.6	0.0	16.0	20.0	-25,059,926	6,679,592	14,614,472
Cash Reserve Acct	3,791,858	1.9	0.0	0.0	3.0	-3,791,858	-3,791,858	2,159,302



## Gain/Loss Summary

	QTD	YTD	1 YR	3 YR	5 YR
Total Fund					
<b>Beginning Market Value</b>	<b>192,023,697</b>	<b>184,485,371</b>	<b>184,485,371</b>	<b>192,844,714</b>	<b>197,405,258</b>
Net Contributions	-2,722,654	-11,877,863	-11,877,863	-35,827,126	-54,822,217
Gain/Loss	9,070,949	25,764,483	25,764,483	41,354,403	55,788,950
<b>Ending Market Value</b>	<b>198,371,991</b>	<b>198,371,991</b>	<b>198,371,991</b>	<b>198,371,991</b>	<b>198,371,991</b>

## Comparative Performance



**Asset Allocation by Segment**  
**Southfield Fire & Police Retirement System**  
As of December 31, 2019

**Asset Allocation Attributes**

	Domestic Equity		International Equity		Domestic Fixed Income		Real Estate		Hedge Fund		Cash Equivalent		Total Fund	
	(\$)	%	(\$)	%	(\$)	%	(\$)	%	(\$)	%	(\$)	%	(\$)	%
<b>Total Fund</b>	<b>70,800,607</b>	<b>35.69</b>	<b>37,229,292</b>	<b>18.77</b>	<b>30,411,920</b>	<b>15.33</b>	<b>25,966,127</b>	<b>13.09</b>	<b>25,059,926</b>	<b>12.63</b>	<b>8,904,118</b>	<b>4.49</b>	<b>198,371,991</b>	<b>100.00</b>
<b>Total Domestic Equity</b>	<b>70,800,607</b>	<b>96.94</b>	-	-	-	-	-	-	-	-	<b>2,231,321</b>	<b>3.06</b>	<b>73,031,929</b>	<b>36.82</b>
LSIA LC 30/70	17,121,167	99.61	-	-	-	-	-	-	-	-	67,051	0.39	17,188,218	8.66
LSIA Dividend Aristocrats	12,800,411	99.25	-	-	-	-	-	-	-	-	96,960	0.75	12,897,372	6.50
LSIA S&P 500 Low Volatility	9,958,043	90.34	-	-	-	-	-	-	-	-	1,064,549	9.66	11,022,593	5.56
QMA US MC Equity	15,310,519	99.62	-	-	-	-	-	-	-	-	57,651	0.38	15,368,170	7.75
Reinhart Sm/Mid Cap PMV	7,891,123	94.47	-	-	-	-	-	-	-	-	461,929	5.53	8,353,052	4.21
Champlain SC[CE]	7,719,343	94.11	-	-	-	-	-	-	-	-	483,181	5.89	8,202,525	4.13
<b>Total International Equity</b>	-	-	<b>37,229,292</b>	<b>94.42</b>	-	-	-	-	-	-	<b>2,198,437</b>	<b>5.58</b>	<b>39,427,730</b>	<b>19.88</b>
1607 Capital Partners	-	-	37,229,292	94.42	-	-	-	-	-	-	2,198,437	5.58	39,427,730	19.88
<b>Total Domestic Fixed Income</b>	-	-	-	-	<b>30,411,920</b>	<b>86.08</b>	<b>4,234,915</b>	<b>11.99</b>	-	-	<b>682,502</b>	<b>1.93</b>	<b>35,329,336</b>	<b>17.81</b>
Tortoise Credit	-	-	-	-	75,828	11.18	-	-	-	-	602,500	88.82	678,328	0.34
Loomis Sayles Intermediate Duration	-	-	-	-	30,336,091	100.00	-	-	-	-	-	-	30,336,091	15.29
Bloomfield Capital Income Fund V	-	-	-	-	-	-	4,234,915	98.15	-	-	80,002	1.85	4,314,917	2.18
<b>Total Real Estate</b>	-	-	-	-	-	-	<b>21,731,213</b>	<b>100.00</b>	-	-	-	-	<b>21,731,213</b>	<b>10.95</b>
PRISA I	-	-	-	-	-	-	4,358,148	100.00	-	-	-	-	4,358,148	2.20
PRISA II	-	-	-	-	-	-	5,416,318	100.00	-	-	-	-	5,416,318	2.73
PRISA III	-	-	-	-	-	-	5,809,741	100.00	-	-	-	-	5,809,741	2.93
JCR Capital Fund 3 B	-	-	-	-	-	-	2,432,371	100.00	-	-	-	-	2,432,371	1.23
JCR Income Plus IV	-	-	-	-	-	-	2,097,055	100.00	-	-	-	-	2,097,055	1.06
Landmark Real Estate Partners VIII, L.P.	-	-	-	-	-	-	1,617,580	100.00	-	-	-	-	1,617,580	0.82
<b>Total Hedge Fund</b>	-	-	-	-	-	-	-	-	<b>25,059,926</b>	<b>100.00</b>	-	-	<b>25,059,926</b>	<b>12.63</b>
Nantucket Institutional	-	-	-	-	-	-	-	-	13,551,583	100.00	-	-	13,551,583	6.83
KStone Partners	-	-	-	-	-	-	-	-	11,508,343	100.00	-	-	11,508,343	5.80
<b>Cash Reserve Acct</b>	-	-	-	-	-	-	-	-	-	-	<b>3,791,858</b>	<b>100.00</b>	<b>3,791,858</b>	<b>1.91</b>





**Comparative Performance Trailing Returns  
Southfield Fire & Police Retirement System**

As of December 31, 2019

**Comparative Performance**

	QTR		YTD		1 YR		3 YR		5 YR		7 YR		10 YR		Inception		Inception Date
<b>Total Fund</b>	<b>4.86</b>	<b>(73)</b>	<b>14.98</b>	<b>(92)</b>	<b>14.98</b>	<b>(92)</b>	<b>8.04</b>	<b>(89)</b>	<b>6.70</b>	<b>(61)</b>	<b>7.99</b>	<b>(58)</b>	<b>7.54</b>	<b>(76)</b>	<b>7.60</b>	<b>(91)</b>	<b>01/01/1989</b>
Total Fund Policy	4.59	(81)	15.75	(88)	15.75	(88)	7.95	(90)	6.55	(68)	7.69	(66)	8.27	(41)	8.36	(59)	
All Public Plans-Total Fund Median	5.38		19.37		19.37		9.44		6.90		8.16		8.09		8.46		
Population	592		589		589		566		547		516		458		15		
<b>Total Fund (Net of Fees)</b>	<b>4.75</b>		<b>14.52</b>		<b>14.52</b>		<b>7.55</b>		<b>6.08</b>		<b>N/A</b>		<b>N/A</b>		<b>5.96</b>		<b>01/01/2014</b>
<b>Total Domestic Equity</b>	<b>5.42</b>	<b>(90)</b>	<b>23.09</b>	<b>(82)</b>	<b>23.09</b>	<b>(82)</b>	<b>10.16</b>	<b>(64)</b>	<b>N/A</b>		<b>N/A</b>		<b>N/A</b>		<b>11.90</b>	<b>(64)</b>	<b>01/01/2016</b>
Russell 3000 Index	9.10	(33)	31.02	(35)	31.02	(35)	14.57	(37)	11.24	(36)	14.38	(37)	13.42	(45)	14.11	(35)	
IM U.S. Equity (SA+CF) Median	8.26		28.53		28.53		12.32		10.02		13.49		13.18		12.91		
Population	2,133		2,128		2,128		2,076		1,993		1,878		1,693		2,038		
<b>Total International Equity</b>	<b>11.51</b>	<b>(29)</b>	<b>26.86</b>	<b>(26)</b>	<b>26.86</b>	<b>(26)</b>	<b>13.13</b>	<b>(26)</b>	<b>N/A</b>		<b>N/A</b>		<b>N/A</b>		<b>11.80</b>	<b>(23)</b>	<b>01/01/2016</b>
MSCI AC World ex USA (Net)	8.92	(69)	21.51	(59)	21.51	(59)	9.87	(62)	5.51	(73)	5.44	(75)	4.97	(84)	8.50	(58)	
IM International Equity (SA+CF) Median	9.98		22.54		22.54		10.64		6.60		6.95		6.84		9.07		
Population	989		987		987		949		862		768		623		915		
<b>Total Fixed Income</b>	<b>0.70</b>	<b>(43)</b>	<b>8.20</b>	<b>(56)</b>	<b>8.20</b>	<b>(56)</b>	<b>3.97</b>	<b>(60)</b>	<b>N/A</b>		<b>N/A</b>		<b>N/A</b>		<b>4.22</b>	<b>(50)</b>	<b>01/01/2016</b>
Blmbg. Barc. U.S. Aggregate Index	0.18	(85)	8.72	(50)	8.72	(50)	4.03	(59)	3.05	(64)	2.72	(64)	3.75	(63)	3.68	(62)	
IM U.S. Fixed Income (SA+CF) Median	0.63		8.72		8.72		4.36		3.48		3.22		4.35		4.17		
Population	1,291		1,289		1,289		1,255		1,214		1,149		1,033		1,237		
<b>Total Real Estate</b>	<b>1.96</b>	<b>(38)</b>	<b>2.10</b>	<b>(97)</b>	<b>2.10</b>	<b>(97)</b>	<b>7.17</b>	<b>(75)</b>	<b>N/A</b>		<b>N/A</b>		<b>N/A</b>		<b>7.89</b>	<b>(65)</b>	<b>01/01/2016</b>
NCREIF Fund Index-ODCE (VW)	1.51	(67)	5.34	(82)	5.34	(82)	7.09	(76)	8.97	(74)	10.17	(69)	11.42	(70)	7.51	(78)	
IM U.S. Open End Private Real Estate (SA+CF) Median	1.63		7.02		7.02		7.91		9.58		10.63		12.09		8.38		
Population	20		20		20		20		19		19		19		19		
<b>Total Hedge Fund</b>	<b>3.39</b>	<b>(8)</b>	<b>9.23</b>	<b>(29)</b>	<b>9.23</b>	<b>(29)</b>	<b>5.24</b>	<b>(15)</b>	<b>N/A</b>		<b>N/A</b>		<b>N/A</b>		<b>4.55</b>	<b>(18)</b>	<b>01/01/2016</b>
HFRI FOF: Diversified Index	2.63	(16)	7.97	(44)	7.97	(44)	3.72	(31)	2.27	(30)	3.38	(11)	2.86	(40)	2.89	(49)	
IM Alternative Multi-Strategy (MF) Median	1.32		7.48		7.48		2.88		1.29		2.01		2.62		2.76		
Population	163		160		160		125		88		43		19		119		

Returns for periods greater than one year are annualized.  
Returns are expressed as percentages.



**Comparative Performance Trailing Returns**  
**Southfield Fire & Police Retirement System**

As of December 31, 2019

	QTR		YTD		1 YR		3 YR		5 YR		7 YR		10 YR		Inception		Inception Date
<b>Total Domestic Equity</b>	<b>5.42</b>		<b>23.09</b>		<b>23.09</b>		<b>10.16</b>		<b>N/A</b>		<b>N/A</b>		<b>N/A</b>		<b>11.90</b>		<b>01/01/2016</b>
LSIA LC 30/70	7.89	(61)	28.76	(61)	28.76	(61)	N/A		N/A		N/A		N/A		12.08	(73)	05/01/2017
S&P 500 Equal Weighted	7.61	(70)	29.24	(57)	29.24	(57)	12.38	(82)	9.77	(77)	13.88	(67)	13.53	(45)	11.52	(80)	
IM U.S. Large Cap Core Equity (SA+CF) Median	8.20		29.96		29.96		14.32		11.17		14.59		13.39		13.29		
Population	223		222		222		219		211		200		177		219		
LSIA Dividend Aristocrats	6.35	(83)	27.74	(70)	27.74	(70)	14.75	(46)	11.38	(42)	14.79	(38)	N/A		14.82	(34)	07/01/2012
S&P 500 Dividend Aristocrats Index TR	6.39	(83)	27.97	(68)	27.97	(68)	14.86	(43)	11.33	(44)	14.74	(44)	14.75	(10)	14.78	(35)	
IM U.S. Large Cap Core Equity (SA+CF) Median	8.20		29.96		29.96		14.32		11.17		14.59		13.39		14.45		
Population	223		222		222		219		211		200		177		192		
LSIA S&P 500 Low Volatility	1.38	(100)	27.99	(67)	27.99	(67)	14.55	(50)	N/A		N/A		N/A		14.55	(50)	01/01/2017
S&P 500 Low Volatility Index TR	1.42	(100)	28.26	(66)	28.26	(66)	14.72	(46)	11.70	(34)	14.09	(62)	13.70	(34)	14.72	(46)	
IM U.S. Large Cap Core Equity (SA+CF) Median	8.20		29.96		29.96		14.32		11.17		14.59		13.39		14.32		
Population	223		222		222		219		211		200		177		219		
QMA US MC Equity	7.29	(35)	25.09	(80)	25.09	(80)	N/A		N/A		N/A		N/A		3.13	(89)	06/01/2018
S&P MidCap 400 Index	7.06	(56)	26.20	(69)	26.20	(69)	9.26	(70)	9.03	(58)	12.34	(65)	12.72	(73)	5.52	(63)	
IM U.S. Mid Cap Core Equity (SA+CF) Median	7.09		26.78		26.78		9.51		9.06		12.43		13.00		5.61		
Population	44		44		44		44		43		40		37		44		
Reinhart Sm/Mid Cap PMV	N/A		N/A		N/A		N/A		N/A		N/A		N/A		4.07	(91)	11/01/2019
Russell 2500 Index	8.54	(35)	27.77	(60)	27.77	(60)	10.33	(53)	8.93	(57)	12.26	(61)	12.58	(62)	6.50	(46)	
IM U.S. SMID Cap Equity (SA+CF) Median	7.77		29.63		29.63		10.52		9.22		12.72		13.04		6.35		
Population	187		184		184		174		162		147		129		187		
Champlain SC[CE]	N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		01/01/2020
Russell 2000 Index	9.94	(22)	25.53	(49)	25.53	(49)	8.59	(56)	8.23	(69)	11.65	(75)	11.83	(88)	N/A		
IM U.S. Small Cap Core Equity (SA+CF) Median	8.67		24.72		24.72		8.81		9.42		13.03		13.04		N/A		
Population	119		119		119		117		115		109		99		N/A		
<b>Total International Equity</b>	<b>11.51</b>		<b>26.86</b>		<b>26.86</b>		<b>13.13</b>		<b>N/A</b>		<b>N/A</b>		<b>N/A</b>		<b>11.80</b>		<b>01/01/2016</b>
1607 Capital Partners	11.51	(29)	26.86	(26)	26.86	(26)	13.26	(25)	7.81	(33)	7.82	(36)	8.22	(27)	6.93	(29)	07/01/2006
MSCI AC World ex USA	8.99	(67)	22.13	(53)	22.13	(53)	10.40	(53)	6.01	(62)	5.93	(70)	5.45	(76)	4.41	(80)	
IM International Equity (SA+CF) Median	9.98		22.54		22.54		10.64		6.60		6.95		6.84		5.81		
Population	989		987		987		949		862		768		623		473		

Returns for periods greater than one year are annualized.  
Returns are expressed as percentages.



**Comparative Performance Trailing Returns  
Southfield Fire & Police Retirement System**

As of December 31, 2019

	QTR	YTD	1 YR	3 YR	5 YR	7 YR	10 YR	Inception	Inception Date
<b>Total Domestic Fixed Income</b>	<b>0.70</b>	<b>8.20</b>	<b>8.20</b>	<b>3.97</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>4.22</b>	<b>01/01/2016</b>
Tortoise Credit	0.46 (46)	7.87 (12)	7.87 (12)	4.09 (9)	3.67 (6)	N/A	N/A	3.88 (7)	10/01/2013
Bloomberg Barclays Intermed Aggregate Index	0.47 (46)	6.67 (64)	6.67 (64)	3.26 (76)	2.59 (82)	2.28 (70)	3.15 (75)	2.70 (72)	
IM U.S. Intermediate Duration (SA+CF) Median	0.44	6.93	6.93	3.45	2.83	2.47	3.40	2.88	
Population	158	158	158	155	153	146	135	149	
Loomis Sayles Intermediate Duration	0.57 (26)	8.18 (9)	8.18 (9)	3.98 (14)	N/A	N/A	N/A	3.05 (13)	08/01/2016
Bloomberg Barclays Intermediate US Govt/Credit Idx	0.37 (69)	6.80 (59)	6.80 (59)	3.24 (77)	2.57 (83)	2.15 (84)	3.05 (84)	2.18 (88)	
IM U.S. Intermediate Duration (SA+CF) Median	0.44	6.93	6.93	3.45	2.83	2.47	3.40	2.52	
Population	158	158	158	155	153	146	135	155	
<b>PRISA Real Estate Composite</b>	<b>2.65</b>	<b>8.11</b>	<b>8.11</b>	<b>8.76</b>	<b>10.99</b>	<b>12.00</b>	<b>13.23</b>	<b>8.26</b>	<b>07/01/1993</b>
PRISA I	1.34 (84)	6.34 (68)	6.34 (68)	7.51 (63)	9.30 (59)	10.63 (52)	12.11 (50)	6.76 (65)	01/01/2006
NCREIF Fund Index-ODCE (VW)	1.51 (67)	5.34 (82)	5.34 (82)	7.09 (76)	8.97 (74)	10.17 (69)	11.42 (70)	6.81 (63)	
IM U.S. Open End Private Real Estate (SA+CF) Median	1.63	7.02	7.02	7.91	9.58	10.63	12.09	7.05	
Population	20	20	20	20	19	19	19	14	
PRISA II	2.15 (27)	7.52 (32)	7.52 (32)	8.33 (43)	10.59 (28)	11.75 (28)	14.14 (17)	6.54 (75)	01/01/2006
NCREIF Fund Index-ODCE (VW)	1.51 (67)	5.34 (82)	5.34 (82)	7.09 (76)	8.97 (74)	10.17 (69)	11.42 (70)	6.81 (63)	
IM U.S. Open End Private Real Estate (SA+CF) Median	1.63	7.02	7.02	7.91	9.58	10.63	12.09	7.05	
Population	20	20	20	20	19	19	19	14	
PRISA III	4.54 (1)	10.62 (11)	10.62 (11)	10.60 (6)	14.20 (6)	N/A	N/A	15.05 (6)	04/01/2013
NCREIF Fund Index-ODCE (VW)	1.51 (67)	5.34 (82)	5.34 (82)	7.09 (76)	8.97 (74)	10.17 (69)	11.42 (70)	10.13 (65)	
IM U.S. Open End Private Real Estate (SA+CF) Median	1.63	7.02	7.02	7.91	9.58	10.63	12.09	10.52	
Population	20	20	20	20	19	19	19	19	

Returns for periods greater than one year are annualized.  
Returns are expressed as percentages.



**Comparative Performance Trailing Returns  
Southfield Fire & Police Retirement System**

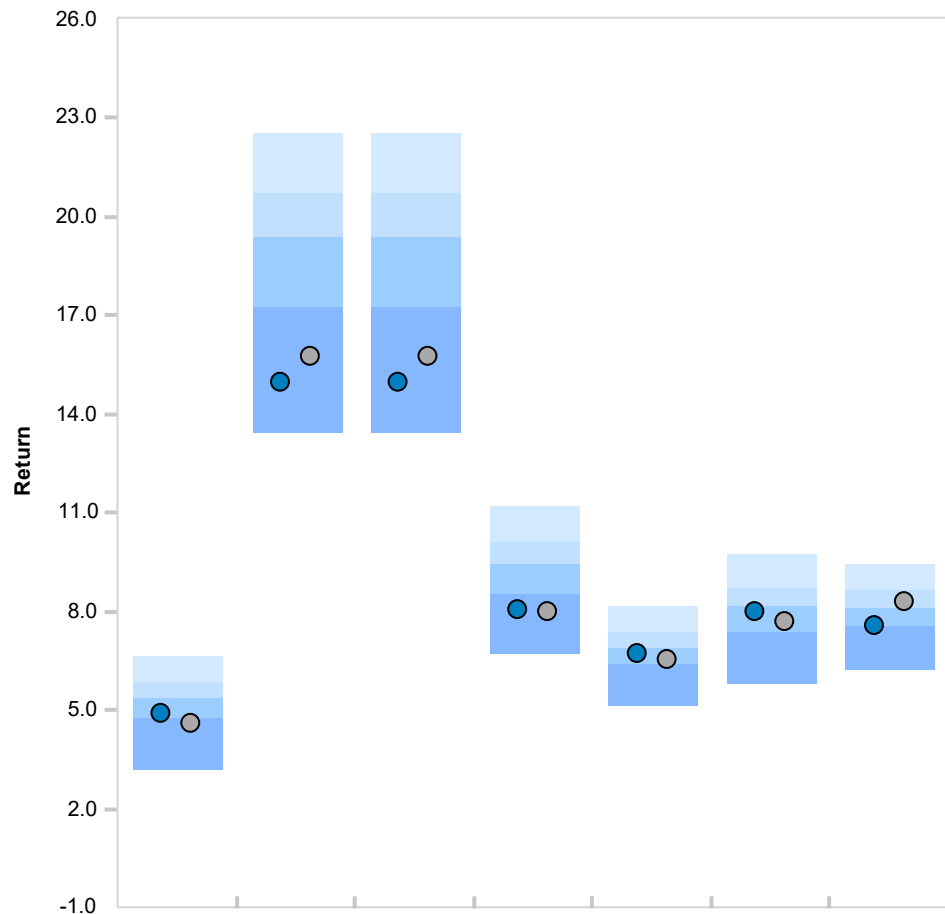
As of December 31, 2019

	QTR	YTD	1 YR	3 YR	5 YR	7 YR	10 YR	Inception	Inception Date
<b>Total Hedge Fund</b>	<b>3.39</b>	<b>9.23</b>	<b>9.23</b>	<b>5.24</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>4.55</b>	<b>01/01/2016</b>
Nantucket Institutional	4.66 (2)	13.08 (12)	13.08 (12)	7.83 (1)	5.63 (2)	7.36 (1)	7.01 (1)	5.44 (1)	07/01/2008
HFRI FOF: Diversified Index	2.63 (16)	7.97 (44)	7.97 (44)	3.72 (31)	2.27 (30)	3.38 (11)	2.86 (40)	1.57 (40)	
IM Alternative Multi-Strategy (MF) Median	1.32	7.48	7.48	2.88	1.29	2.01	2.62	1.27	
Population	163	160	160	125	88	43	19	12	
KStone Partners	1.93 (29)	5.01 (78)	5.01 (78)	3.98 (40)	N/A	N/A	N/A	3.68 (53)	10/01/2015
90 Day T-Bill +3.5%/Yr	1.33 (48)	5.86 (69)	5.86 (69)	5.23 (17)	4.59 (8)	4.29 (2)	4.08 (27)	4.78 (22)	
IM Alternative Credit Focus (MF) Median	1.27	6.85	6.85	3.49	2.90	2.50	3.06	3.73	
Population	219	214	214	200	158	94	50	175	

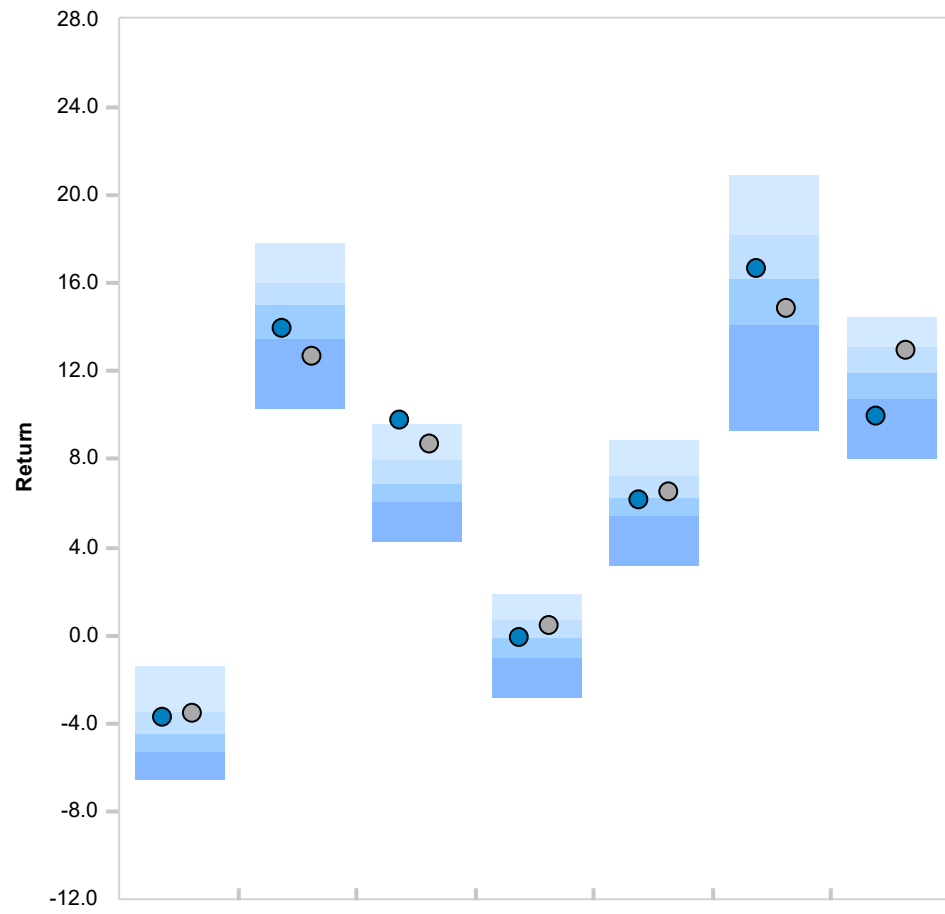
Returns for periods greater than one year are annualized.  
Returns are expressed as percentages.



Peer Group Analysis - All Public Plans-Total Fund



Peer Group Analysis - All Public Plans-Total Fund



Comparative Performance

	1 Qtr Ending Sep-2019	1 Qtr Ending Jun-2019	1 Qtr Ending Mar-2019	1 Qtr Ending Dec-2018	1 Qtr Ending Sep-2018	1 Qtr Ending Jun-2018
Investment	-0.06 (96)	2.35 (97)	7.20 (88)	-6.27 (13)	1.94 (92)	1.15 (56)
Index	0.60 (73)	2.34 (97)	7.49 (84)	-6.11 (12)	2.35 (85)	0.87 (79)
Median	0.83	3.34	8.88	-8.28	3.25	1.22

## Fund Information

**Type of Fund:** Direct  
**Strategy Type:** Other  
**Size of Fund:** 300,000,000  
**Inception:** 11/16/2018  
**Final Close:** 11/16/2019

**Vintage Year:** 2018  
**Management Fee:** 1.5%  
**Preferred Return:** 8.5% (Series A only)  
**General Partner:** Bloomfield Capital Partners V, LLC

**Investment Strategy:** The investment strategy of each Series of the Fund will have a primary focus on private credit and specialty finance assets (which is expected to include real estate debt and other general debt and debt-related investments) with short to intermediate-term durations and often contractual cash flows. The Managing Member's goal is to preserve invested capital, and generate returns that have a low correlation to traditional public markets (although there can be no assurances that this goal will be realized). The Fund will target middle market opportunities in real estate debt and other general debt and debt-related transactions (including REO properties, and preferred equity, that would include debt-like characteristics). The Fund generally will not invest in traditional leveraged common equity positions in real estate; however, the Fund may acquire REO and similar non-traditional properties and may also take incidental or pledged equity positions in connection with certain loans in order to obtain supplemental collateral to enhance the strength of the primary credit investment, and/or to expedite any requisite foreclosure process with such loan for the benefit of the Fund. The primary focus of private credit and specialty finance assets (including real estate debt and other general debt and debt-related investments) will be to capitalize on gap, transitional, bridge, special situation and opportunistic financings that are time sensitive, complex, and that the Managing Member believes offer attractive risk-adjusted returns. Each Series of the Fund may also variously co-invest in opportunities originated by other investors where the overall investment opportunity is of the same or similar nature as the Series typically invests.

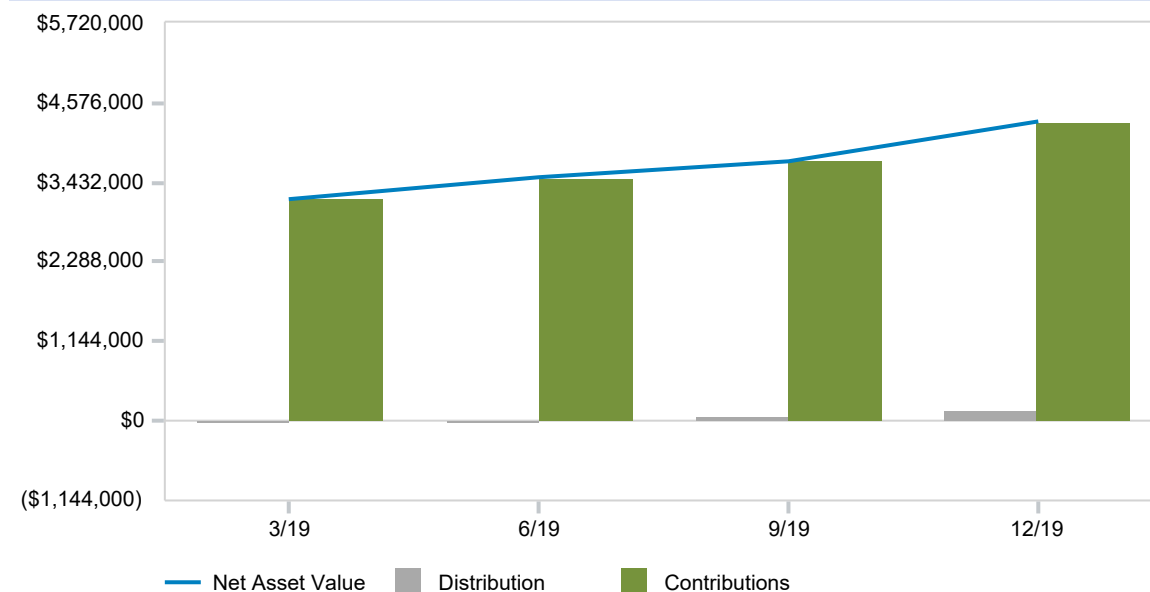
## Cash Flow Summary

**Capital Committed:** \$5,000,000  
**Capital Contributed:** \$4,279,924  
**Management Fees:** -  
**Expenses:** -  
**Catch Up Interest:** -  
**Remaining Capital Commitment:** \$720,076

**Distributions (Income + Return of Capital):** \$134,349  
**Market Value:** \$4,314,917

**Inception Date:** 03/25/2019  
**Inception IRR:** 4.65  
**TVPI:** 1.04  
**DPI:** 0.03

## Cash Flow Analysis



## Fund Information

<b>Type of Fund:</b>	Direct	<b>Vintage Year:</b>	2014
<b>Strategy Type:</b>	Value-Add Real Estate	<b>Management Fee:</b>	1.50% on Committed Capital plus 20% after 9% Preferred Return
<b>Size of Fund:</b>	329,500,000	<b>Preferred Return:</b>	9.00%
<b>Inception:</b>	06/02/2014	<b>General Partner:</b>	JCR Capital
<b>Final Close:</b>	01/14/2016		
<b>Investment Strategy:</b>	In line with the prior JCR funds, Fund III B is credit-focused with a mandate of protecting principal while providing investors with attractive risk adjusted returns, including current yield and profit participation components. Fund III B's investment strategy is to provide capital to middle market sponsors for value-add, opportunistic and special situations. The fund targets a variety of asset classes and typically provides high leverage senior debt, mezzanine debt, preferred equity, joint venture equity and programmatic joint venture facilities.		

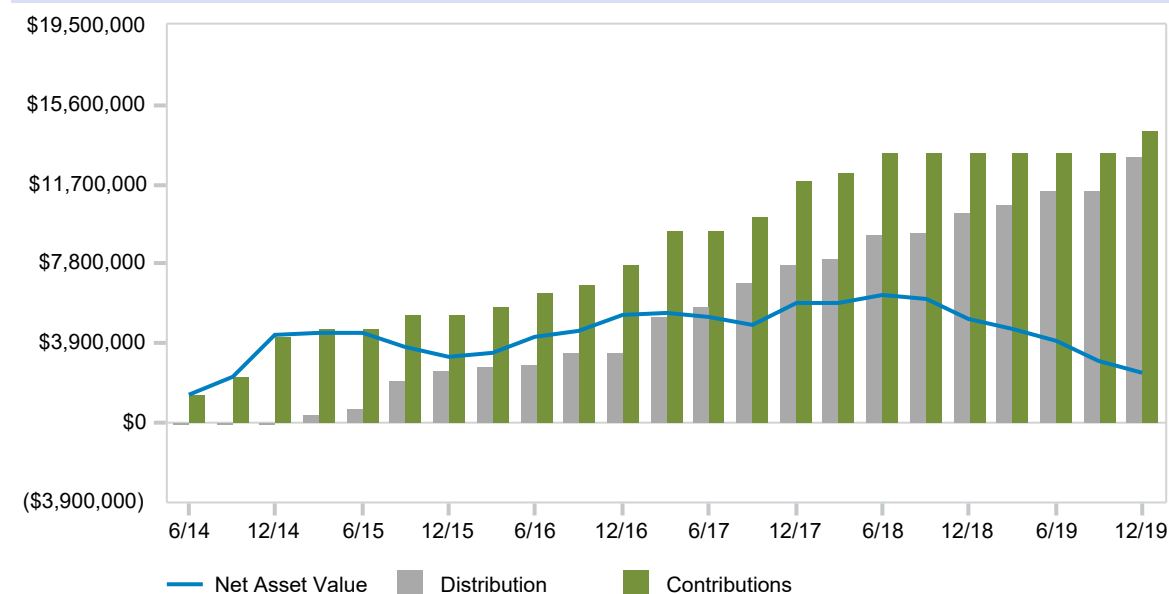
## Cash Flow Summary

<b>Capital Committed:</b>	\$10,000,000
<b>Capital Contributed:</b>	\$6,571,770
<b>Management Fees:</b>	\$429,658
<b>Expenses:</b>	\$232
<b>Catch Up Interest:</b>	\$185,555
<b>Remaining Capital Commitment:</b>	\$3,428,230

<b>Distributions (Income + Return of Capital):</b>	\$13,085,258
<b>Market Value:</b>	\$2,432,371

<b>Inception Date:</b>	06/02/2014
<b>Inception IRR:</b>	5.60
<b>TVPI:</b>	1.06
<b>DPI:</b>	0.89

## Cash Flow Analysis



## Fund Information

<b>Type of Fund:</b>	Partnership	<b>Vintage Year:</b>	2017
<b>Strategy Type:</b>	Value-Add Real Estate	<b>Management Fee:</b>	1.50%
<b>Size of Fund:</b>	216,495,000	<b>Preferred Return:</b>	8.00% Incentive Fee 20.00%
<b>Inception:</b>	10/20/2017	<b>General Partner:</b>	JCR Capital Investment Company, LLC
<b>Final Close:</b>	TBD		

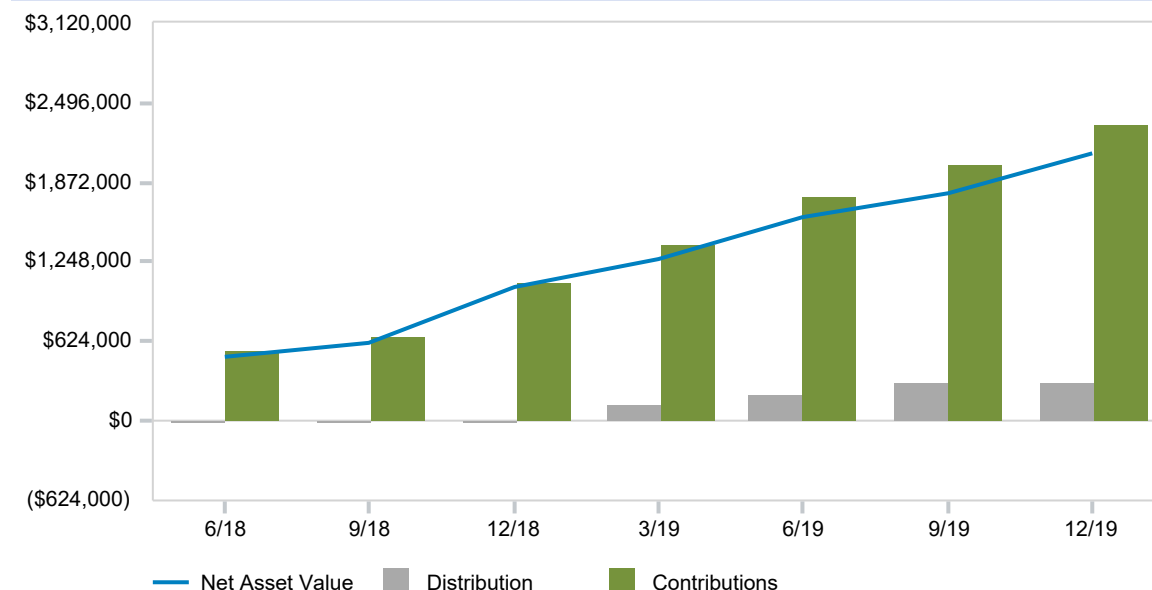
**Investment Strategy:** The JCR Income Plus Fund IV, L.P. (the "Fund" or "Fund IV") will seek to provide high current returns as well as long-term capital appreciation to its investors by providing short-term, customized capital solutions to middle market commercial real estate operators for value-add, underperforming, undermanaged and opportunistic properties. Fund IV will seek to invest in a diversified portfolio which will primarily consist of high yield debt, participating debt, structured preferred equity and structured equity positions primarily in cash flowing commercial real estate properties in the United States. The Fund will seek to invest in a variety of property types including multifamily, industrial, office, retail and unique middle market special situations. The Fund will generally seek to make investments between \$5 million and \$15 million in large liquid markets in the U.S. with durations ranging from six to 36 months. Fund IV will have a total target capitalization of \$300 million, with over \$14 million being committed by JCR affiliates. To date, Fund IV has \$225 million in total commitments, and has made 8 investments representing \$36 million in investment commitments.

## Cash Flow Summary

<b>Capital Committed:</b>	\$5,000,000
<b>Capital Contributed:</b>	\$2,315,000
<b>Management Fees:</b>	-
<b>Expenses:</b>	-
<b>Catch Up Interest:</b>	-
<b>Remaining Capital Commitment:</b>	\$2,685,000

<b>Distributions (Income + Return of Capital):</b>	\$298,916
<b>Market Value:</b>	\$2,097,055
<b>Inception Date:</b>	05/04/2018
<b>Inception IRR:</b>	4.24
<b>TVPI:</b>	1.04
<b>DPI:</b>	0.13

## Cash Flow Analysis





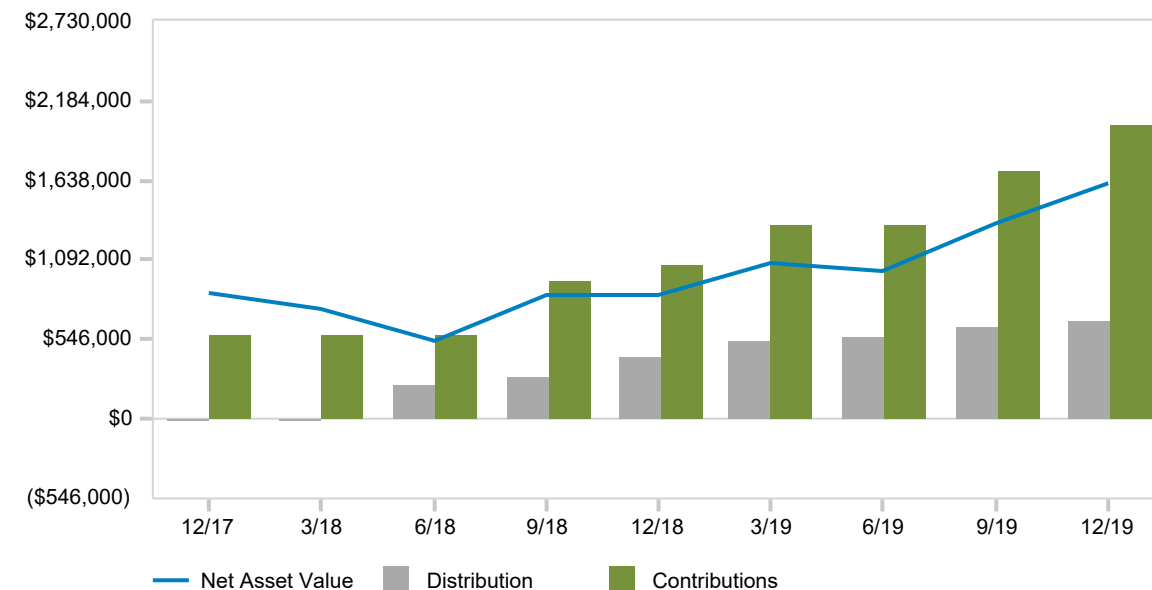
## Fund Information

<b>Type of Fund:</b>	Partnership	<b>Vintage Year:</b>	2016
<b>Strategy Type:</b>	Secondaries	<b>Management Fee:</b>	1.00%
<b>Size of Fund:</b>	3,333,000,000	<b>Preferred Return:</b>	8.00%
<b>Inception:</b>	12/15/2016	<b>General Partner:</b>	Landmark Real Estate Fund-GP VIII, L.P.
<b>Final Close:</b>	March 2018		
<b>Investment Strategy:</b>	Landmark Real Estate Partners VIII, L.P., a Delaware limited partnership (the "Partnership" or the "Fund"), is being established to provide investors access to a diversified private equity portfolio of real estate related investments, primarily through secondary market transactions. The Fund expects to make secondary investments principally in various types of real estate and real estate related entities, such as commingled real estate funds, limited partnerships, joint ventures, real estate operating companies and non-traded REIT vehicles.		

## Cash Flow Summary

<b>Capital Committed:</b>	\$5,000,000
<b>Capital Contributed:</b>	\$1,984,805
<b>Management Fees:</b>	-
<b>Expenses:</b>	-
<b>Catch Up Interest:</b>	\$11,138
<b>Remaining Capital Commitment:</b>	\$3,015,195
<b>Distributions (Income + Return of Capital):</b>	\$676,223
<b>Market Value:</b>	\$1,617,580
<b>Inception Date:</b>	12/21/2017
<b>Inception IRR:</b>	19.18
<b>TVPI:</b>	1.14
<b>DPI:</b>	0.34

## Cash Flow Analysis



**Southfield Fire and Police Retirement System**  
**Total Fund Asset Allocation Compliance Summary**

December 31, 2019

Total Portfolio Compliance Summary							
	December 31, 2019 Market Value \$	Current Allocation %	IPS Target Allocation %	IPS Range Allocation %	Act 314 Limit %	Compliance within Ranges	Compliance w/314 Limits
Total Portfolio (excluding Unfunded Commitments)	198,371,991.26	100.0%					
Total Equity (14)	112,459,658.14	56.7%	50.0%	40.0% - 70.0%	70.0%	YES	YES
Domestic Equity (14)	73,031,928.57	36.8%	34.0%	29.0% - 39.0%	70.0%	YES	YES
International Equity (14)	39,427,729.57	19.9%	16.0%	11.0% - 21.0%	70.0%	YES	YES
Total US Fixed Income (17 & 17.1.a.iii)	35,329,336.18	17.8%	20.0%	20.0% - 50.0%	100.0%	NO	YES
US Investment Grade Fixed Income (17)	35,329,336.18	17.8%	20.0%	15.0% - 30.0%	100.0%	YES	YES
US Non-Investment Grade Fixed Income (17.1.a.iii)	-	0.0%	0.0%	0.0% - 5.0%	100.0%	YES	YES
Total Non US Fixed Income (20k)	-	0.0%	0.0%	0.0% - 0.0%	20.0%	YES	YES
Total Real Estate (18 & 19)	21,731,212.75	11.0%	14.0%	0.0% - 20.0%	20.0%	YES	YES
Alternative Investments (20d)	25,059,926.42	12.6%	16.0%	0.0% - 20.0%	20.0%	YES	YES
Short Term/Cash Reserves	3,791,857.77	1.9%	0.0%	0.0% - 3.0%	N/A	YES	YES

**Commission Recapture Program**

Broker	2002 thru 2011	2012	2013	2014	2015	2016	2017	2018	YTD 19
Bank of New York*	\$108,718	\$5200	\$2796	\$2501	\$1,325	\$1,613	\$1,000	\$392	\$837
Income to Fund	\$108,718	\$5,200	\$2,796	\$2,501	\$1,325	\$1,613	\$1,000	\$392	\$837

NOTE: \* (formerly L, J&R) Participants may include: Loomis Sayles, Fiduciary, WHV, and 1607 Capital

\*Participants may include: Loomis Sayles, Fiduciary, WHV, and 1607 Capital

**Securities Lending Program (Northern Trust)**

	2002 thru 2011	2012	2013	2014	2015	2016	2017	2018	YTD 19
Gross Income	\$620,738	\$98,488	\$110,349	\$131,990	\$123,118	\$147,987	\$134,192	\$134,018	\$97,197
Less: Program Fees	\$248,788	\$39,342	\$44,072	\$52,698	\$49,144	\$59,108	\$53,576	\$53,491	\$40,715
Income To Fund	\$371,950	\$59,146	\$66,277	\$79,292	\$73,974	\$88,879	\$80,616	\$80,527	\$56,482

**Notes:**

As of report run date statements for JCR accounts and Landmark were not released.

**Total Fund Objectives:**

- To earn an annual average return of 7.50% over rolling 5 year periods.
- To earn an average annual, real return of 3.75% after inflation over rolling five year periods.
- To meet the assumed actuarial rate of return with a high degree of probability.
- To rank in the 50<sup>th</sup> percentile over twelve month rolling periods and in the 40<sup>th</sup> percentile over rolling five year periods, among public employee retirement funds.

**Manager Objectives:**

- To exceed their performance return standard with equal or less risk over all three year periods.

**Asset Allocation Policy:**

<b>Asset Class</b>	<b>Target</b>	<b>Ranges</b>
U.S. Equities	34%	29 – 39%
Non-U.S. Equities	16%	11 – 21%
Global Fixed Income	20%	15 – 30%
Real Estate	14%	0 – 20%
Alternative Investments	16%	0 – 20%
Cash & Equivalents	0%	0 – 3%

**Equity Portfolio Guidelines:**

- No more than 5% of the portfolio may be invested in the stock of any one company.
- No more than 10% of the portfolio may be invested in ADRs.

**Fixed Income Portfolio Guidelines:**

- No more than 5% of the portfolio may be invested with one issuer, except for the U.S. Treasury and Agency securities.
- No more than 15% of the portfolio in below investment grade.
- No more than 30% of total assets in non-U.S. dollar denominated securities. At least 75% of any non-U.S. currency exposure must be hedged. May invest beyond the 30% limit in Yankee and Euro issues.

**Other Portfolio Guidelines:**

- Managers are expected to be fully invested at all times, however they may raise cash if this is deemed appropriate under the circumstances.
- Leveraging the portfolio is prohibited.
- Derivative contracts only as permitted.
- Additional investment policies and guidelines are contained in the formal Statement of Investment Policies, Procedures and Objectives.
- All investment managers should follow State of Michigan laws governing the investment of public retirement plan assets.

<b>Active Return</b>	- Arithmetic difference between the manager's performance and the designated benchmark return over a specified time period.
<b>Alpha</b>	- A measure of the difference between a portfolio's actual performance and its expected return based on its level of risk as determined by beta. It determines the portfolio's non-systemic return, or its historical performance not explained by movements of the market.
<b>Beta</b>	- A measure of the sensitivity of a portfolio to the movements in the market. It is a measure of the portfolio's systematic risk.
<b>Consistency</b>	- The percentage of quarters that a product achieved a rate of return higher than that of its benchmark. Higher consistency indicates the manager has contributed more to the product's performance.
<b>Distributed to Paid In (DPI)</b>	- The ratio of money distributed to Limited Partners by the fund, relative to contributions. It is calculated by dividing cumulative distributions by paid in capital. This multiple shows the investor how much money they got back. It is a good measure for evaluating a fund later in its life because there are more distributions to measure against.
<b>Down Market Capture</b>	- The ratio of average portfolio performance over the designated benchmark during periods of negative returns. A lower value indicates better product performance
<b>Downside Risk</b>	- A measure similar to standard deviation that utilizes only the negative movements of the return series. It is calculated by taking the standard deviation of the negative quarterly set of returns. A higher factor is indicative of a riskier product.
<b>Excess Return</b>	- Arithmetic difference between the manager's performance and the risk-free return over a specified time period.
<b>Excess Risk</b>	- A measure of the standard deviation of a portfolio's performance relative to the risk free return.
<b>Information Ratio</b>	- This calculates the value-added contribution of the manager and is derived by dividing the active rate of return of the portfolio by the tracking error. The higher the Information Ratio, the more the manager has added value to the portfolio.
<b>Public Market Equivalent (PME)</b>	- Designs a set of analyses used in the Private Equity Industry to evaluate the performance of a Private Equity Fund against a public benchmark or index.
<b>R-Squared</b>	- The percentage of a portfolio's performance that can be explained by the behavior of the appropriate benchmark. A high R-Squared means the portfolio's performance has historically moved in the same direction as the appropriate benchmark.
<b>Return</b>	- Compounded rate of return for the period.
<b>Sharpe Ratio</b>	- Represents the excess rate of return over the risk free return divided by the standard deviation of the excess return. The result is an absolute rate of return per unit of risk. A higher value demonstrates better historical risk-adjusted performance.
<b>Standard Deviation</b>	- A statistical measure of the range of a portfolio's performance. It represents the variability of returns around the average return over a specified time period.
<b>Total Value to Paid In (TVPI)</b>	- The ratio of the current value of remaining investments within a fund, plus the total value of all distributions to date, relative to the total amount of capital paid into the fund to date. It is a good measure of performance before the end of a fund's life
<b>Tracking Error</b>	- This is a measure of the standard deviation of a portfolio's returns in relation to the performance of its designated market benchmark.
<b>Treynor Ratio</b>	- Similar to Sharpe ratio but utilizes beta rather than excess risk as determined by standard deviation. It is calculated by taking the excess rate of return above the risk free rate divided by beta to derive the absolute rate of return per unit of risk. A higher value indicates a product has achieved better historical risk-adjusted performance.
<b>Up Market Capture</b>	- The ratio of average portfolio performance over the designated benchmark during periods of positive returns. A higher value indicates better product performance.

AndCo compiled this report for the sole use of the client for which it was prepared. AndCo is responsible for evaluating the performance results of the Total Fund along with the investment advisors by comparing their performance with indices and other related peer universe data that is deemed appropriate. AndCo uses the results from this evaluation to make observations and recommendations to the client.

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