

Southfield Fire&Police Retirement System

Investment Performance Analysis

March 31, 2015



**Asset
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GLOBAL CAPITAL MARKETS REVIEW

Periods Ending - 3/31/2015

Quarterly Market Review

1Q15 GDP growth is estimated to be 1.0%. This compares to a growth rate of 2.2% in 4Q14. The unemployment rate ended the quarter at 5.5%, the lowest since May 2008. U.S. consumer inflation, as measured by the Broad Consumer Price Index (CPI), ticked up 0.45% in the first quarter. However the trailing twelve months inflation rate was generally flat (-0.02%), underscoring the relatively low inflation risk the Fed referenced in their statements.

U.S. equities (S&P 500, +0.95%), finished the quarter up slightly despite a 3.10% drop to start the year. Micro cap (Russell Micro Cap, +3.14%) and small cap (Russell 2000, +4.32%) equities continued their positive momentum into 2015, outperforming large cap equities (Russell 1000, +1.59%) during the quarter. Sector performance was mixed during the quarter, with seven of the ten sectors showing positive results. Health Care (+7.89%) and Consumer Discretionary (+5.18%) were the strongest performing sectors while Utilities (-4.65%) was the weakest performer.

The U.S. Treasury yield curve flattened during the quarter. Long-term Treasuries (Barclays U.S. Treasury Long, +3.96%) significantly outperformed shorter-term issues (Barclays U.S. Treasury 1-3 Years, +0.54%). Treasuries benefited from investor uncertainty over a possible U.S. economic slowdown accompanied by continued low inflation. High yield bonds (Barclays U.S. High Yield, +2.52%) outperformed investment-grade bonds (Barclays U.S. Aggregate, +1.61%).

Global equity markets started 2015 with strong gains (MSCI ACWI x-U.S., +3.6%). European equity markets aided the advance (MSCI Europe, +3.45%) as the Eurozone began to show signs of economic recovery. Pacific region stocks also rallied (MSCI Pacific, +7.61%) as their economies achieved more solid footing in the first quarter. Developed markets (MSCI EAFE, +5.0%) continued to outperform emerging markets (MSCI Emerging Markets, +2.28%).

U.S. Equity Market Indices

	<u>Quarter</u>	<u>1 Year</u>	<u>3 Year</u>	<u>5 Year</u>	<u>10 Year</u>
Standard & Poor's 500	0.95	12.74	16.12	14.46	8.01
Russell 1000	1.59	12.73	16.45	14.73	8.34
Russell Mid Cap	3.95	13.68	18.09	16.15	10.01
Russell 2000	4.32	8.21	16.27	14.56	8.82
Russell Micro Cap	3.14	3.79	17.38	14.70	7.11

International Equity Market Indices

	<u>Quarter</u>	<u>1 Year</u>	<u>3 Year</u>	<u>5 Year</u>	<u>10 Year</u>
MSCI EAFE	5.00	-0.48	9.52	6.64	5.43
MSCI ACWI x-US	3.60	-0.56	6.86	5.27	5.93
MSCI Emerging Markets	2.28	0.79	0.66	2.08	8.82

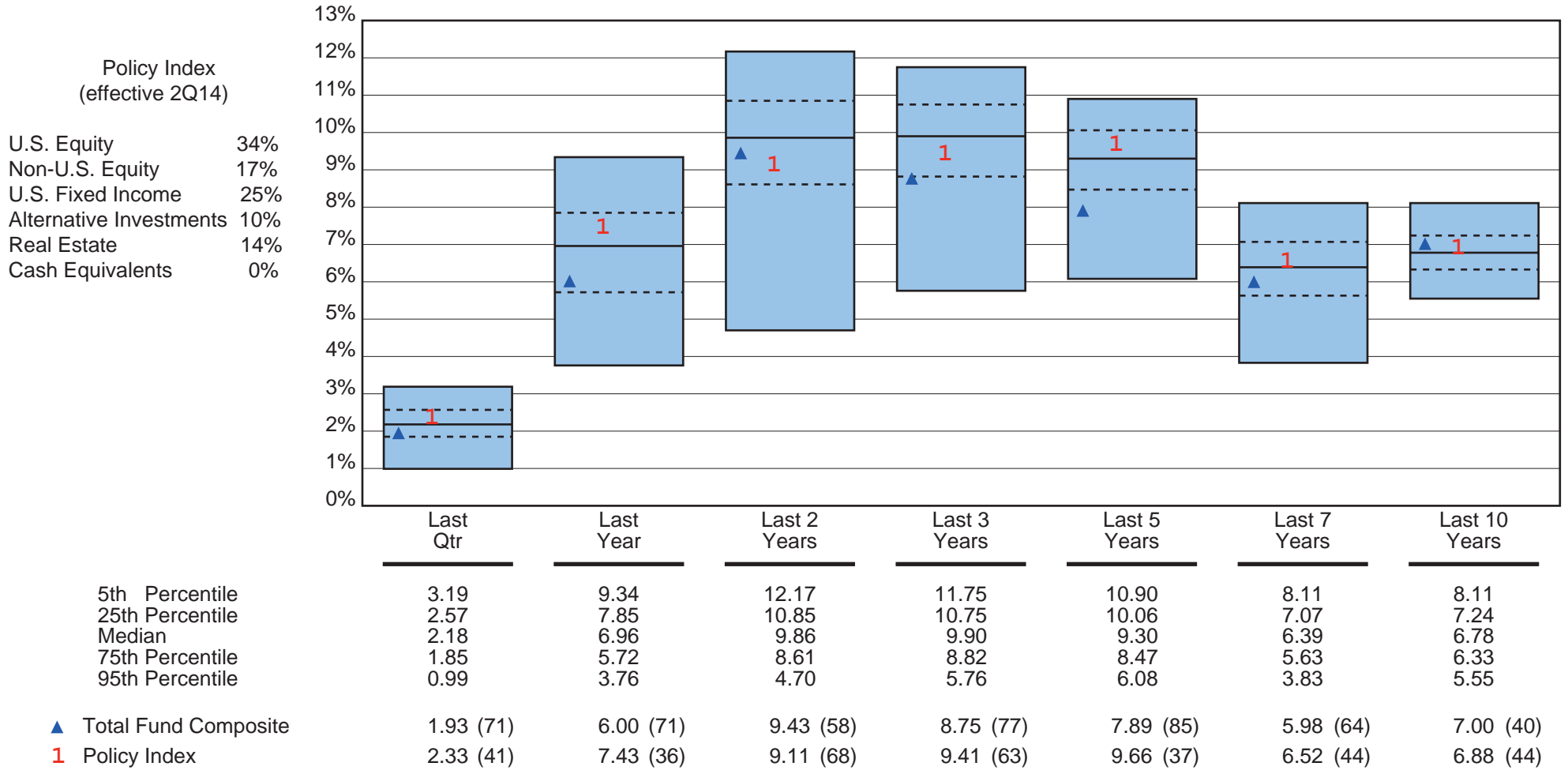
Global Fixed Income Indices

	<u>Quarter</u>	<u>1 Year</u>	<u>3 Year</u>	<u>5 Year</u>	<u>10 Year</u>
Barclays U.S. Aggregate	1.61	5.72	3.10	4.41	4.93
Barclays Corporate H-Y	2.52	2.00	7.46	8.59	8.18
Barclays Global Agg x-US	-4.63	-10.08	-2.68	0.75	2.63

Other Indices

	<u>Quarter</u>	<u>1 Year</u>	<u>3 Year</u>	<u>5 Year</u>	<u>10 Year</u>
NAREIT - Composite	6.34	24.53	14.94	15.93	9.02
NCREIF Property Index	3.57	12.71	11.46	12.75	8.38
ML Convertible Bond	3.02	8.07	13.68	11.15	7.94
Broad CPI	0.45	-0.02	0.98	1.64	2.02
U.S. 91 Day Treasury Bill	0.00	0.03	0.07	0.09	1.48
HFRI FoF Composite	2.53	5.40	5.32	3.48	3.19

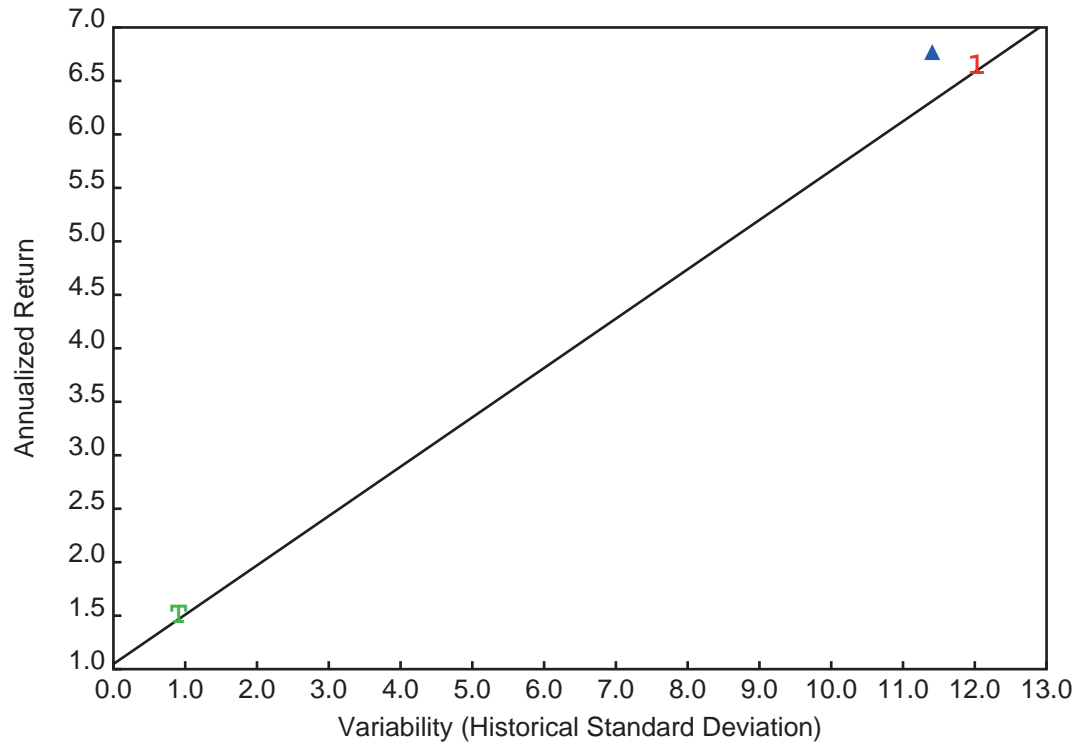
Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of Total Fund Public Sponsors Periods Ending 3/15



Quarterly Variance Analysis:
Overall, Total Fund results were negatively impacted by underperformance in international equities.

(Note: numbers in parentheses reflect the actual peer group rankings. 1 = high; 99 = low)

Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 12/04 to 3/15

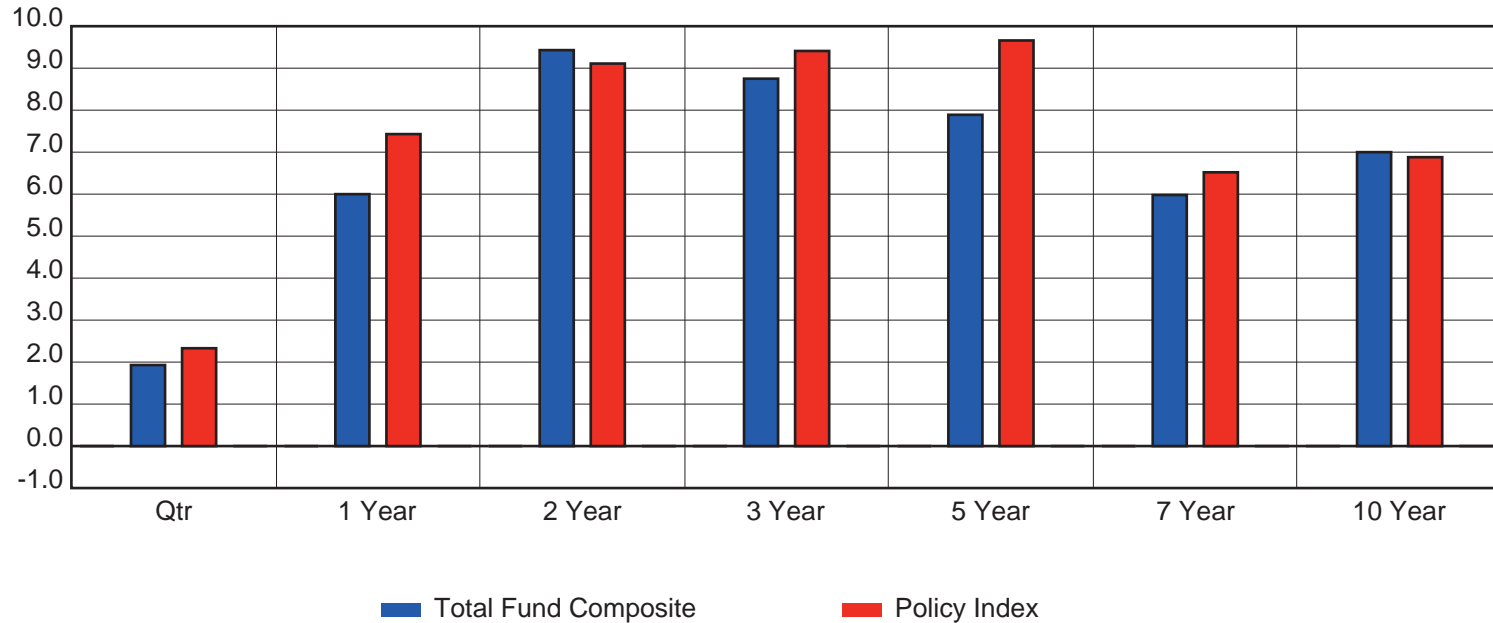


	Annualized Return	Variability	Reward	Sharpe Ratio
▲ Total Fund Composite	6.76	11.50	5.25	0.46
1 Policy Index	6.63	12.10	5.12	0.42
T 91-Day Treasury Bill	1.50	0.98	0.00	0.00

Longer-term Fund Performance vs. Objectives:
Total Fund results exceed expectations over the past 10.25 years.

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System Performance Bar Chart Total Fund Composite Periods Ending 3/31/15



	Qtr	1 Year	2 Year	3 Year	5 Year	7 Year	10 Year
Total Return	1.93	6.00	9.43	8.75	7.89	5.98	7.00
Policy Index	2.33	7.43	9.11	9.41	9.66	6.52	6.88
Asset Growth (\$000)							
Beginning Market Value	197,405	198,025	184,277	184,738	192,093	223,426	201,373
Net Contributions & Withdrawals	-2,544	-10,852	-20,091	-31,280	-58,103	-87,887	-122,868
Gain/Loss + Income	3,781	11,469	34,456	45,183	64,652	63,103	120,137
Ending Market Value	198,642	198,642	198,642	198,642	198,642	198,642	198,642

Southfield Fire&Police Retirement System
 Asset Allocation vs Target & Policy
 Total Fund Composite
 As of 3/31/15

Manager	Market Value	Actual %	Target %	Policy %	Policy Range %
Loomis Sayles LC Value	17,231,770.55	8.67	9.00		
Orleans Capital Mgmt - Energy Opport	1,634.66	0.00	0.00		
NTGI S&P Midcap 400 - Lending	19,133,336.79	9.63	9.00		
LSIA Dividend Aristocrats	24,826,149.01	12.50	11.00		
Morgan Dempsey	9,684,799.79	4.88	5.00		
Total Domestic Equity	70,877,690.80	35.68	34.00	34.00	30.00 - 70.00
1607 Capital Partners	13,713,206.03	6.90	7.00		
WHV Investment Mgmt	8,553,026.77	4.31	5.00		
Brandes Emerging Mkts	5,139,435.30	2.59	3.00		
Total International Equity	27,405,668.10	13.80	15.00	17.00	10.00 - 20.00
Avignon - Mortgage Loan	3,420,000.00	1.72	0.00		
Loomis Sayles Full Discretion	23,837,594.08	12.00	12.50		
Bradford & Marzec	23,801,520.29	11.98	12.50		
Total Domestic Fixed Income	51,059,114.37	25.70	25.00	25.00	20.00 - 50.00
Cash Reserve Acct	3,291,630.17	1.66	0.00		
Total Short Term	3,291,630.17	1.66	0.00	0.00	0.00 - 1.00
PRISA I	6,155,828.40	3.10	2.67		
PRISA II	4,207,447.59	2.12	2.67		
PRISA III	2,143,220.68	1.08	2.67		
Invesco International REIT	4,094,291.64	2.06	2.00		
JCR Capital Fund 2	3,339,452.81	1.68	3.00		
JCR Capital Fund 3	4,394,499.83	2.21	3.00		
Total Real Estate	24,334,740.95	12.25	16.00	14.00	0.00 - 20.00

NOTE: \$MVs shown for JCR Capital Fund 2 and JCR Capital Fund 3 are preliminary
 the Cash Reserve Account (#2679236) includes \$412,472.19 received from PRISA (I, II, III) on 4/01

Southfield Fire&Police Retirement System
 Asset Allocation vs Target & Policy
 Total Fund Composite
 As of 3/31/15

Manager	Market Value	Actual %	Target %	Policy %	Policy Range %
Nantucket Institutional	21,673,082.36	10.91	10.00		
Total Hedge Fund	21,673,082.36	10.91	10.00	10.00	0.00 - 20.00
Total Fund Composite	198,641,926.75	100.00	100.00		

CONCLUSIONS

Investment Performance Evaluation, First Quarter 2015

1. Total Fund return of +1.93% trailed the Policy Index primarily due to underperformance by WHV, Brandes, and Morgan Dempsey.
2. We recommend probation for Brandes and Morgan Dempsey, 4/01 - 9/30/2015.
3. We did not detect any violations of investment policy or guidelines.
4. As of 5/07/2015, asset allocations are close to policy targets.

FUNdamental Facts

1. If the market were to end the year (2015) with a gain, it would be the first time that the S&P 500 ever had seven consecutive years of gains. - CNBC
2. As of 4/21/15, 200 companies have reported earnings for the first quarter of 2015. Of these companies, 64.4% beat earnings estimates, on pace for the highest rate since Q4-2010. However, only 44.1% of these companies beat revenue forecasts, the lowest since early 2009. – Bespoke Investment Group
3. How will the stock market (as measured by the S&P 500) respond to anticipated Federal Reserve interest rate increases? The average 12-month return for the S&P 500 following the last three Federal Reserve rate increases (1994, 1999, and 2004) is 6.0%. - Financial Sense
4. As a share of GDP, U.S. Treasury Debt held by the public (T-Bills, T-Notes, T-Bonds) more than doubled in just seven years between 2007 and 2014. The percentage of public-held Treasury debt went from 35% of GDP up to 74.1%. - CBO
5. As of October 2014, the total balance of auto loans outstanding was \$924.2 billion. Of this total, 31.2% are considered to be 'sub-prime' (Equifax FICO scores of 640 or lower). – Zero Hedge
6. The rate of growth of the Chinese economy (GDP) continues to fall, but the current forecast rate of growth is 7.1% this year. This rate of growth is nearly three times greater than the expected economic growth for mature industrialized nations in 2015.

Commission Recapture Program

<u>Broker</u>	<u>2002 thru 2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	Current Quarter: <u>1Q2015</u>
Bank of New York *	\$83,102	\$9,820	\$9,338	\$6,458	\$5,200	\$2,796	\$2,501	\$338
Income to Fund	\$83,102	\$9,820	\$9,338	\$6,458	\$5,200	\$2,796	\$2,501	\$338

* (formerly L, J&R)

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

Securities Lending Program (Northern Trust)

	<u>2002 thru 2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	Current Quarter: <u>1Q2015</u>
Gross Income	\$391,093	\$69,727	\$62,080	\$97,838	\$98,488	\$110,349	\$131,990	\$35,195
Less: Program Fees	\$161,404	\$23,496	\$24,795	\$39,093	\$39,342	\$44,072	\$52,698	\$14,048
Income To Fund	\$229,689	\$46,231	\$37,285	\$58,745	\$59,146	\$66,277	\$79,292	\$21,147

Southfield Fire&Police Retirement System Performance Summary Table Periods Ending 3/31/15

Manager	1 Qtr	1 Year	2 Yrs	3 Yrs	5 Yrs	7 Yrs	10 Yrs	Incept Date	Incept Ret
LSIA Dividend Aristocrats									
Total Return	0.74	15.51	17.15					6/30/12	20.16
S&P 500 Dividends Aristocrats	0.71	15.44	17.07					6/30/12	20.38
Variance	0.03	0.08	0.09					6/30/12	-0.22
Rank	82	8	68						
Loomis Sayles LC Value									
Total Return	-0.23	9.03	16.66	17.57	13.60	8.22	9.43	6/30/95	9.83
Russell 1000 Value	-0.72	9.33	15.29	16.44	13.75	7.73	7.21	6/30/95	10.04
Variance	0.49	-0.30	1.37	1.13	-0.15	0.49	2.22	6/30/95	-0.21
Rank	61	53	33	25	52	68	17		
NTGI S&P Midcap 400 - Lending									
Total Return	5.34	12.20	16.67	16.46	15.45			6/30/09	19.94
S&P MidCap 400	5.31	12.19	16.63	17.03	15.72			6/30/09	20.11
Variance	0.02	0.00	0.04	-0.58	-0.27			6/30/09	-0.17
Rank	22	26	48	63	56				
Morgan Dempsey									
Total Return	1.25	-5.12						3/31/14	-5.12
40/60 R-2000-V / Russ-Micro	2.68	4.06						3/31/14	4.06
Variance	-1.43	-9.18						3/31/14	-9.18
Rank	90	95							95

Southfield Fire&Police Retirement System Performance Summary Table Periods Ending 3/31/15

Manager	1 Qtr	1 Year	2 Yrs	3 Yrs	5 Yrs	7 Yrs	10 Yrs	Incept Date	Incept Ret
1607 Capital Partners									
Total Return	2.34	0.56	6.63	8.08	8.35	4.47		6/30/06	6.51
MSCI ACWI x-US	3.60	-0.56	5.91	6.86	5.27	1.70		6/30/06	3.79
Variance	-1.26	1.12	0.72	1.22	3.08	2.77		6/30/06	2.72
Rank	73	48	63	63	39	39			
WHV Investment Mgmt									
Total Return	-1.44	-9.93	0.44	2.89	2.84	0.18		6/30/06	5.36
MSCI ACWI x-US	3.60	-0.56	5.91	6.86	5.27	1.70		6/30/06	3.79
Variance	-5.05	-9.36	-5.47	-3.97	-2.43	-1.51		6/30/06	1.56
Rank	94	96	85	85	91	93			
Brandes Emerging Mkts									
Total Return	-5.04							6/30/14	-18.79
MSCI Emerging Markets	2.28							6/30/14	-5.54
Variance	-7.32							6/30/14	-13.25
Rank	97								97
Invesco International REIT									
Total Return	4.11	8.56	4.03	11.69	8.90			12/31/08	12.92
FTSE EPRA/NAREIT Global x-US	3.57	8.20	4.00	11.09	8.94			12/31/08	13.71
Variance	0.53	0.36	0.03	0.60	-0.04			12/31/08	-0.79
Rank	42	82	94	60	78				

Southfield Fire&Police Retirement System Performance Summary Table Periods Ending 3/31/15

Manager	1 Qtr	1 Year	2 Yrs	3 Yrs	5 Yrs	7 Yrs	10 Yrs	Incept Date	Incept Ret
Bradford & Marzec									
Total Return	1.80	5.05						9/30/13	5.16
Barclays Intm Aggregate	1.32	4.24						9/30/13	3.53
Variance	0.48	0.81						9/30/13	1.62
Rank	19	44							
Loomis Sayles Full Discretion									
Total Return	1.65	4.82						9/30/13	6.66
Barclays U.S. Aggregate	1.61	5.72						9/30/13	4.95
Variance	0.04	-0.90						9/30/13	1.71
Rank	55	75							
Avignon - Mortgage Loan									
Total Return	0.00	0.00	0.00	-17.09	-8.33	-3.85		12/31/07	-3.45
Citi 2yr Treasury +4%/yr	1.52	5.02	4.72	4.63	4.97	5.56		12/31/07	5.98
Variance	-1.52	-5.02	-4.72	-21.72	-13.30	-9.41		12/31/07	-9.43
Rank	100	97	99	100	100	100			
Nantucket Institutional									
Total Return	5.18	12.83	12.51	11.33	8.82			6/30/08	5.89
HFRI Diversified FoF Index	2.63	5.64	5.86	5.58	3.65			6/30/08	1.38
Variance	2.55	7.18	6.64	5.75	5.17			6/30/08	4.51
Rank	1	11	14	11	5				

Southfield Fire&Police Retirement System Performance Summary Table Periods Ending 3/31/15

Manager	1 Qtr	1 Year	2 Yrs	3 Yrs	5 Yrs	7 Yrs	10 Yrs	Incept Date	Incept Ret
PRISA Real Estate Composite									
Total Return	4.08	15.66	15.24	13.48	16.44	2.16	6.40	6/30/93	7.74
NFI-ODCE	3.39	13.45	13.61	12.66	14.52	3.09	6.92	6/30/93	8.02
Variance	0.69	2.21	1.63	0.82	1.92	-0.93	-0.52	6/30/93	-0.28
Rank	42	40	26	37	20	58	56		
PRISA I									
Total Return	3.22	14.19	13.98	12.53	15.77	2.39		12/31/05	5.58
NFI-ODCE	3.39	13.45	13.61	12.66	14.52	3.09		12/31/05	5.79
Variance	-0.17	0.74	0.37	-0.13	1.25	-0.70		12/31/05	-0.21
Rank	58	49	35	50	31	52			
PRISA II									
Total Return	3.56	14.51	15.53	14.22	18.43	1.16		12/31/05	4.62
NFI-ODCE	3.39	13.45	13.61	12.66	14.52	3.09		12/31/05	5.79
Variance	0.17	1.06	1.93	1.56	3.91	-1.93		12/31/05	-1.17
Rank	52	46	24	28	13	66			
PRISA III									
Total Return	7.26	24.77	19.28					3/31/13	19.28
NFI-ODCE	3.39	13.45	13.61					3/31/13	13.61
Variance	3.87	11.32	5.67					3/31/13	5.67
Rank	12	12	14						14

Southfield Fire&Police Retirement System Performance Summary Table Periods Ending 3/31/15

Manager	1 Qtr	1 Year	2 Yrs	3 Yrs	5 Yrs	7 Yrs	10 Yrs	Incept Date	Incept Ret
Total Fund Composite									
Total Return	1.93	6.00	9.43	8.75	7.89	5.98	7.00	12/31/88	7.77
Policy Index	2.33	7.43	9.11	9.41	9.66	6.52	6.88	12/31/88	8.75
Variance	-0.39	-1.42	0.32	-0.66	-1.77	-0.55	0.12	12/31/88	-0.98
Rank	71	71	58	77	85	64	40		
Total Return (Net of Fees)	1.68	5.15							

Southfield Fire&Police Retirement System
 Risk Statistic Summary
 Quarterly 3 Year Ending 3/31/15

Manager	Return	Standard Deviation	Tracking Error	R-Squared	Historical Beta	Historical Alpha	Information Ratio	Sharpe Ratio
LSIA Dividend Aristocrats	NA	NA	NA	NA	NA	NA	NA	NA
S&P 500 Dividends Aristocrats	NA	NA						
Loomis Sayles LC Value	17.57	9.42	2.00	0.96	1.08	-0.06	0.53	1.86
Russell 1000 Value	16.44	8.52						
NTGI S&P Midcap 400 - Lending	16.46	10.26	0.97	0.99	1.00	-0.14	-0.52	1.60
S&P MidCap 400	17.03	10.15						
Morgan Dempsey	NA	NA	NA	NA	NA	NA	NA	NA
40/60 R-2000-V / Russ-Micro	NA	NA						
1607 Capital Partners	8.08	10.89	1.45	0.98	0.98	0.32	0.79	0.74
MSCI ACWI x-US	6.86	11.01						
WHV Investment Mgmt	2.89	12.68	5.28	0.83	1.04	-0.99	-0.70	0.22
MSCI ACWI x-US	6.86	11.01						
Brandes Emerging Mkts	NA	NA	NA	NA	NA	NA	NA	NA
MSCI Emerging Markets	NA	NA						
Invesco International REIT	11.69	11.10	1.71	0.98	1.01	0.13	0.33	1.05
FTSE EPRA/NAREIT Global x-US	11.09	10.91						
Bradford & Marzec	NA	NA	NA	NA	NA	NA	NA	NA
Barclays Intm Aggregate	NA	NA						

Southfield Fire&Police Retirement System Risk Statistic Summary Quarterly 3 Year Ending 3/31/15

Manager	Return	Standard Deviation	Tracking Error	R-Squared	Historical Beta	Historical Alpha	Information Ratio	Sharpe Ratio
Loomis Sayles Full Discretion	NA	NA	NA	NA	NA	NA	NA	NA
Barclays U.S. Aggregate	NA	NA						
Avignon - Mortgage Loan	-17.09	24.83	24.86	0.01	-6.81	-2.65	-0.71	-0.69
Citi 2yr Treasury +4%/yr	4.63	0.29						
Nantucket Institutional	11.33	3.03	1.49	0.76	0.94	1.44	3.70	3.71
HFRI Diversified FoF Index	5.58	3.10						
PRISA Real Estate Composite	13.48	1.45	0.94	0.86	1.10	-0.11	0.80	9.22
NFI-ODCE	12.66	0.92						
PRISA I	12.53	1.38	0.96	0.82	1.01	-0.07	-0.13	9.01
NFI-ODCE	12.66	0.92						
PRISA II	14.22	1.37	1.19	0.76	1.05	0.22	1.20	10.36
NFI-ODCE	12.66	0.92						
PRISA III	NA	NA	NA	NA	NA	NA	NA	NA
NFI-ODCE	NA	NA						
Total Fund Composite	8.75	5.44	1.52	0.93	1.08	-0.34	-0.39	1.60
Policy Index	9.41	4.79						

Southfield Fire&Police Retirement System

Large Neutral Cumulative Performance Comparisons

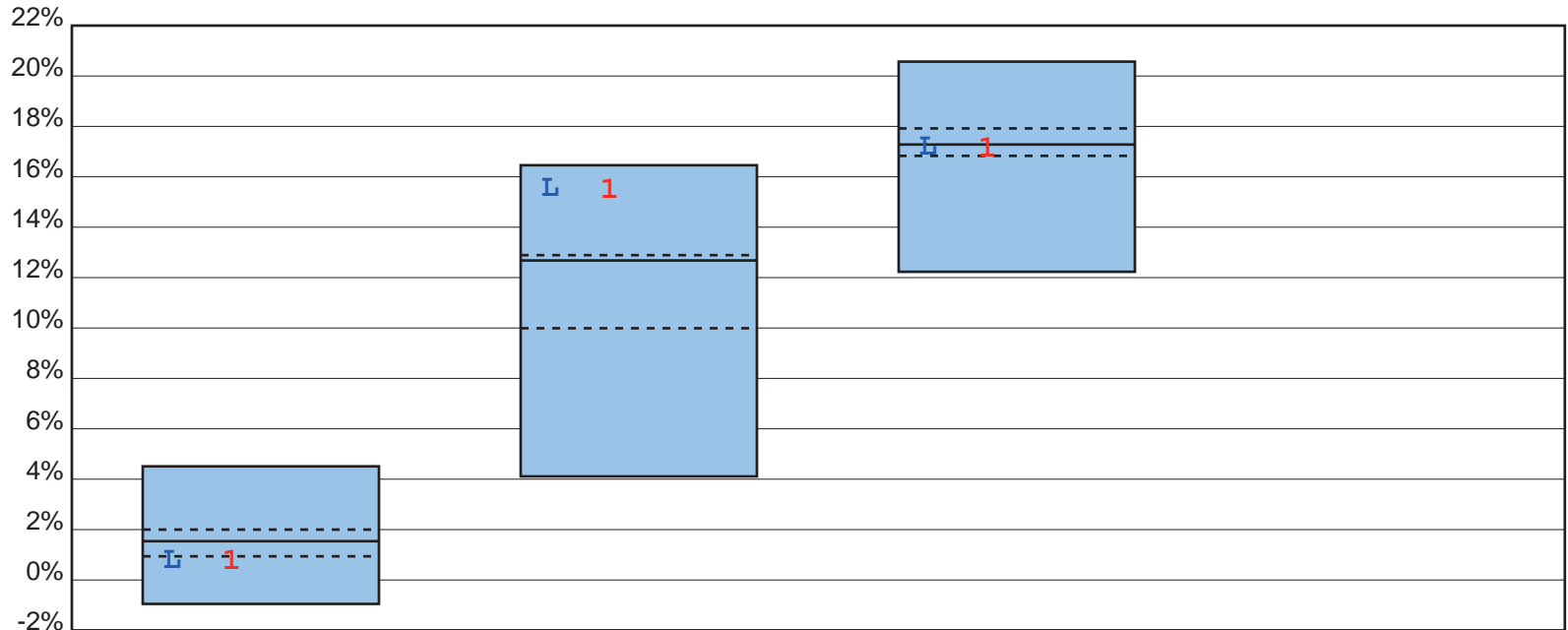
Total Returns of Equity Portfolios

Periods Ending 3/15

Manager Biography:
Hired in April 2012 with
funding of \$14 million.

Fee schedule:
First \$10mm 10 bps
Next \$40mm 8 bps
Next \$50mm 6 bps

Current Fee: 9 bps



	Last Qtr	Last Year	Last 2 Years
5th Percentile	4.51	16.46	20.57
25th Percentile	2.00	12.89	17.92
Median	1.54	12.68	17.28
75th Percentile	0.94	9.99	16.83
95th Percentile	-0.95	4.11	12.23

L LSIA Dividend Aristocrats	0.74 (82)	15.51 (8)	17.15 (68)
1 S&P 500 Dividends Aristocrats	0.71 (82)	15.44 (8)	17.07 (72)

Quarterly Variance Analysis:
Performance was in-line with the index.
This index normally contains about 50 stocks.

(Note: numbers in parentheses reflect actual peer group rankings. 1 = high; 99 = low)

Returns for periods greater than one year are annualized.

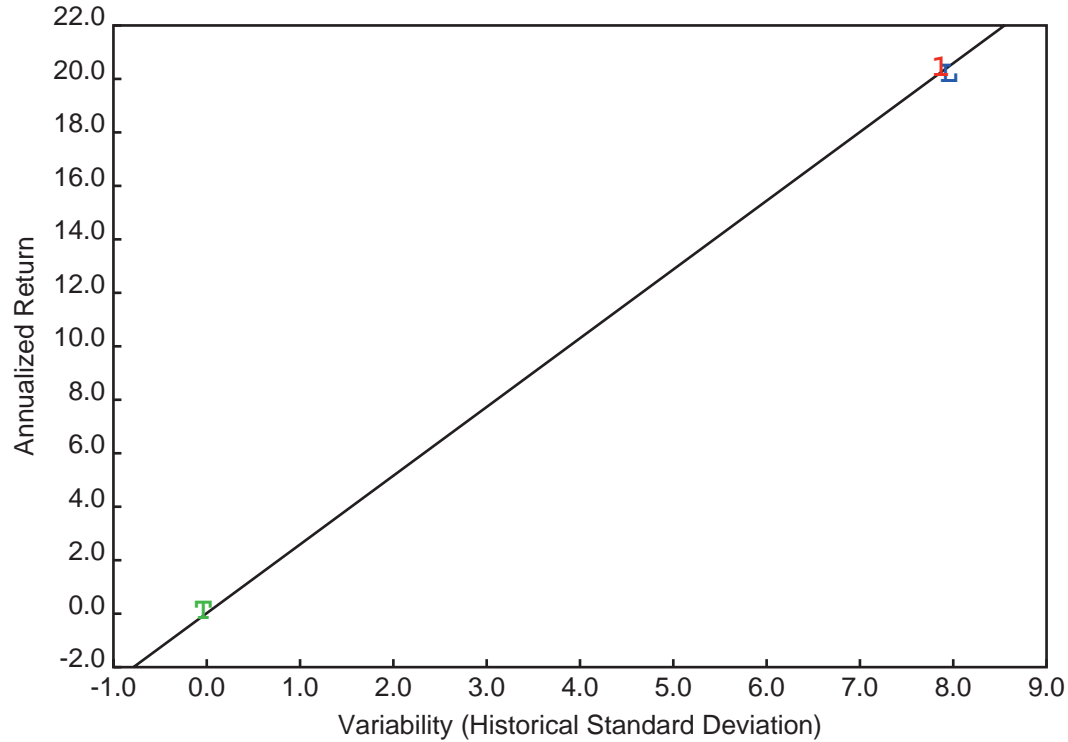
Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 6/12 to 3/15

Manager Annual Return: +20.16
 Less: Annual Fee -0.09

 +20.07

 Less: Benchmark Return -20.38

 Net Value-added Result -0.31



	Annualized Return	Variability	Reward	Sharpe Ratio
L LSIA Dividend Aristocrats	20.16	8.01	20.09	2.51
1 S&P 500 Dividends Aristocrats	20.38	7.92	20.31	2.56
T 91-Day Treasury Bill	0.07	0.02	0.00	0.00

Manager Performance vs. Objectives:
 Index strategy meets expectations after 2.75 years.

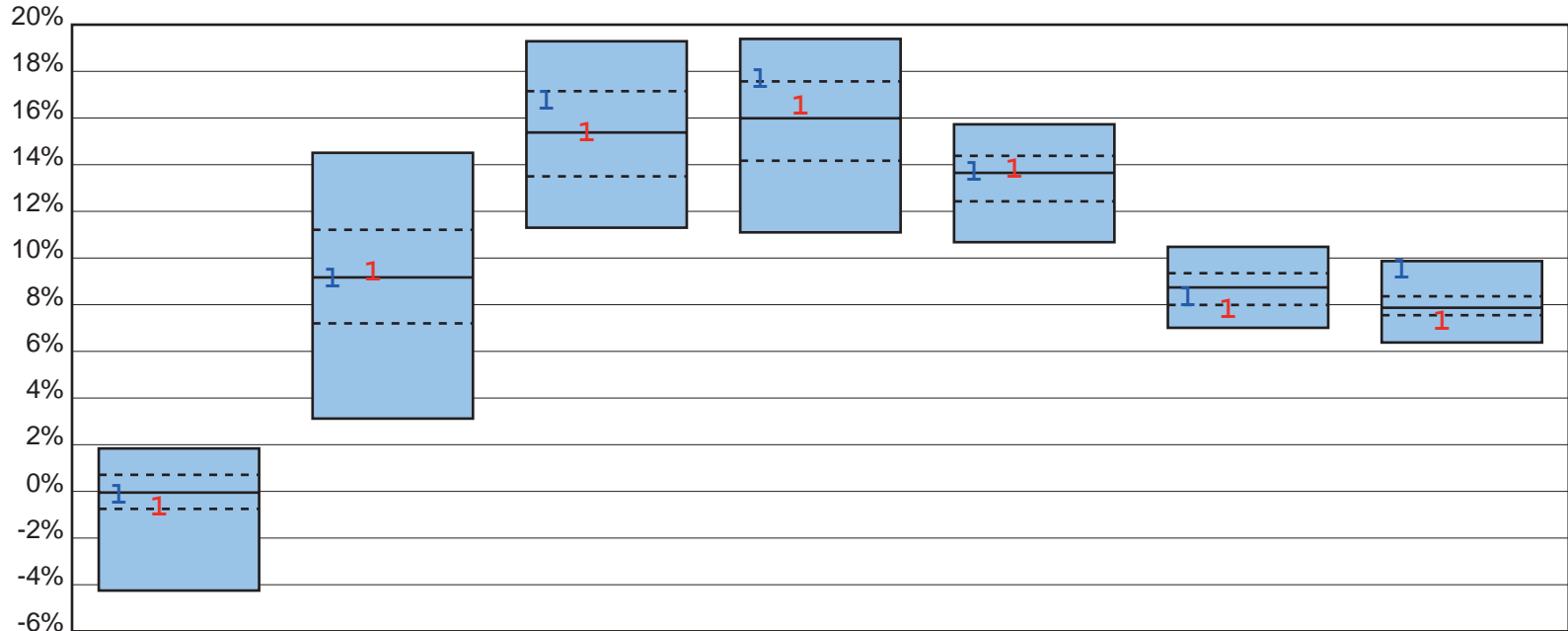
Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System

Large Value Cumulative Performance Comparisons

Total Returns of Equity Portfolios

Periods Ending 3/15



Manager Biography:
 Loomis, Sayles hired in April 1995, with funding of \$12 mm. Added \$2.5mm in June 1998, and \$6.6mm in Dec. 1998. In Nov. 2000, \$18.3mm was transferred to NTGI Barra/S&P Value. In May 2002, \$15 mm was returned.

Fee schedule:
 First \$2 million 60bps
 Next \$20 million 50bps
 Next \$28 million 45bps
 Over \$50 million 40bps
 Minimum fee is \$10,000

	Last Qtr	Last Year	Last 2 Years	Last 3 Years	Last 5 Years	Last 7 Years	Last 10 Years
5th Percentile	1.84	14.51	19.29	19.39	15.73	10.48	9.87
25th Percentile	0.71	11.21	17.15	17.57	14.38	9.35	8.36
Median	-0.05	9.17	15.38	15.99	13.65	8.74	7.87
75th Percentile	-0.75	7.20	13.50	14.17	12.43	7.99	7.55
95th Percentile	-4.25	3.12	11.30	11.10	10.68	7.01	6.38
1 Loomis Sayles LC Value	-0.23 (61)	9.03 (53)	16.66 (33)	17.57 (25)	13.60 (52)	8.22 (68)	9.43 (17)
1 Russell 1000 Value	-0.72 (73)	9.33 (47)	15.29 (54)	16.44 (41)	13.75 (47)	7.73 (85)	7.21 (85)

Quarterly Variance Analysis:
 Outperformance is primarily attributed to good stock selection in the Materials and Health Care sectors.

Underperformance in 2Q12, 2Q11, and 3Q11, combined with poor results in 2010 are impacting 5-years results.
 (Note: numbers in parentheses reflect the actual peer group rankings. 1 = high; 99 = low)

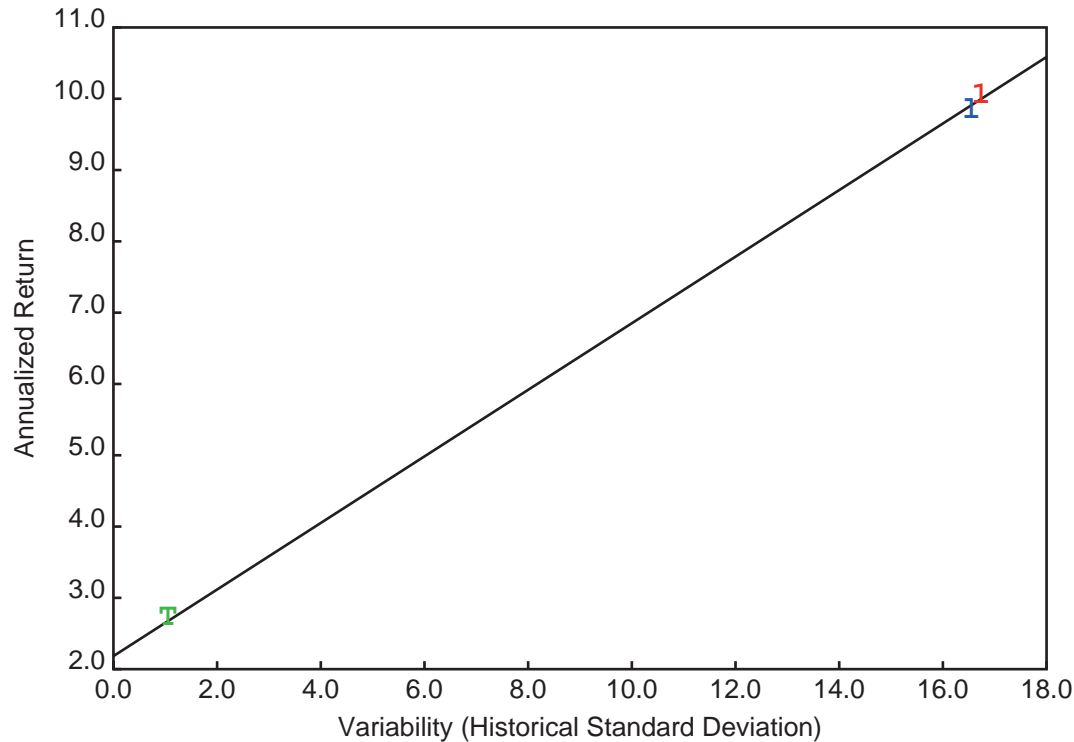
Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 6/95 to 3/15

Manager Annual Return: +9.83
 Less: Annual Fee -0.50

 +9.33

 Less: Benchmark Return -10.04

 Net Value-added Result -0.71



	Annualized Return	Variability	Reward	Sharpe Ratio
1 Loomis Sayles LC Value	9.83	16.65	7.11	0.43
1 Russell 1000 Value	10.04	16.83	7.32	0.43
T 91-Day Treasury Bill	2.72	1.15	0.00	0.00

Manager Performance vs. Objectives:
 While portfolio manager trails expectations after 19.75 years, results for the past 10 years exceed expectations.

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System

Midcap Neutral Cumulative Performance Comparisons

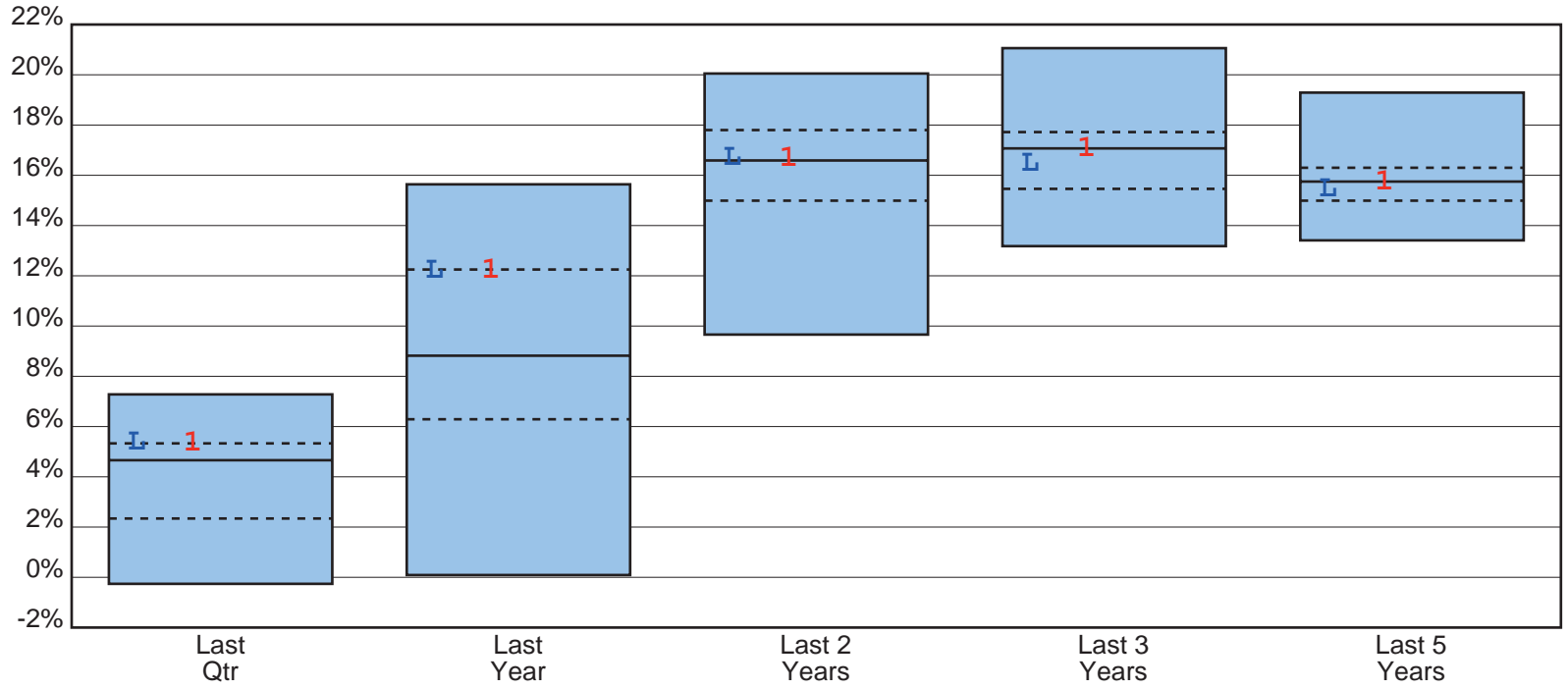
Total Returns of Equity Portfolios

Periods Ending 3/15

Manager Biography:
 Replaced the NTGI S&P
 Midcap 400 Enhanced Index
 on 4/09/2009.

The Enhanced Index fund
 was funded in October 2003
 with approximately \$19mm.

Fee schedule:
 First \$100 million 4bps
 Balance at 3bps



	Last Qtr	Last Year	Last 2 Years	Last 3 Years	Last 5 Years
5th Percentile	7.28	15.64	20.05	21.06	19.29
25th Percentile	5.33	12.25	17.80	17.72	16.30
Median	4.66	8.82	16.59	17.07	15.75
75th Percentile	2.34	6.29	14.99	15.46	14.99
95th Percentile	-0.26	0.09	9.66	13.18	13.41
L NTGI S&P Midcap 400 - Lending	5.34 (22)	12.20 (26)	16.67 (48)	16.46 (63)	15.45 (56)
1 S&P MidCap 400	5.31 (34)	12.19 (26)	16.63 (48)	17.03 (53)	15.72 (50)

This is a non-proprietary fund designed to approximate the risk and return of the S&P 400 Index. Any performance difference is generally the result of trading costs, and should be minimal. The fund and benchmark are rebalanced every December. The universe is comprised of equity managers classified as medium capitalization with yield and earnings characteristics tending to market-like levels. (Note: the numbers in parentheses reflect the actual peer group rankings. 1 = high; 99 = low)

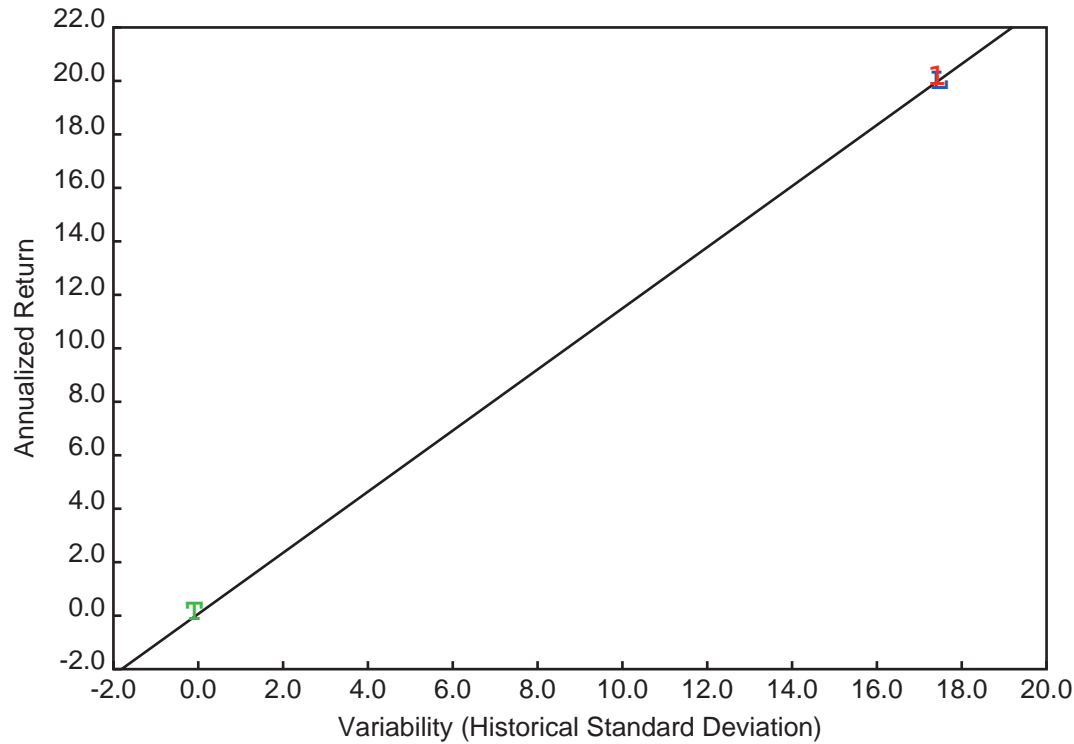
Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 6/09 to 3/15

Manager Annual Return: +19.94
 Less: Annual Fee -0.04

 +19.90

 Less: Benchmark Return -20.11

 Net Value-added Result -0.21



	Annualized Return	Variability	Reward	Sharpe Ratio
L NTGI S&P Midcap 400 - Lending	19.94	17.60	19.85	1.13
1 S&P MidCap 400	20.11	17.54	20.01	1.14
T 91-Day Treasury Bill	0.10	0.03	0.00	0.00

Manager Performance vs. Objectives:

This index fund strategy meets expectations after 5.75 years, excluding the 4Q12 variance due to rebalancing the total fund.

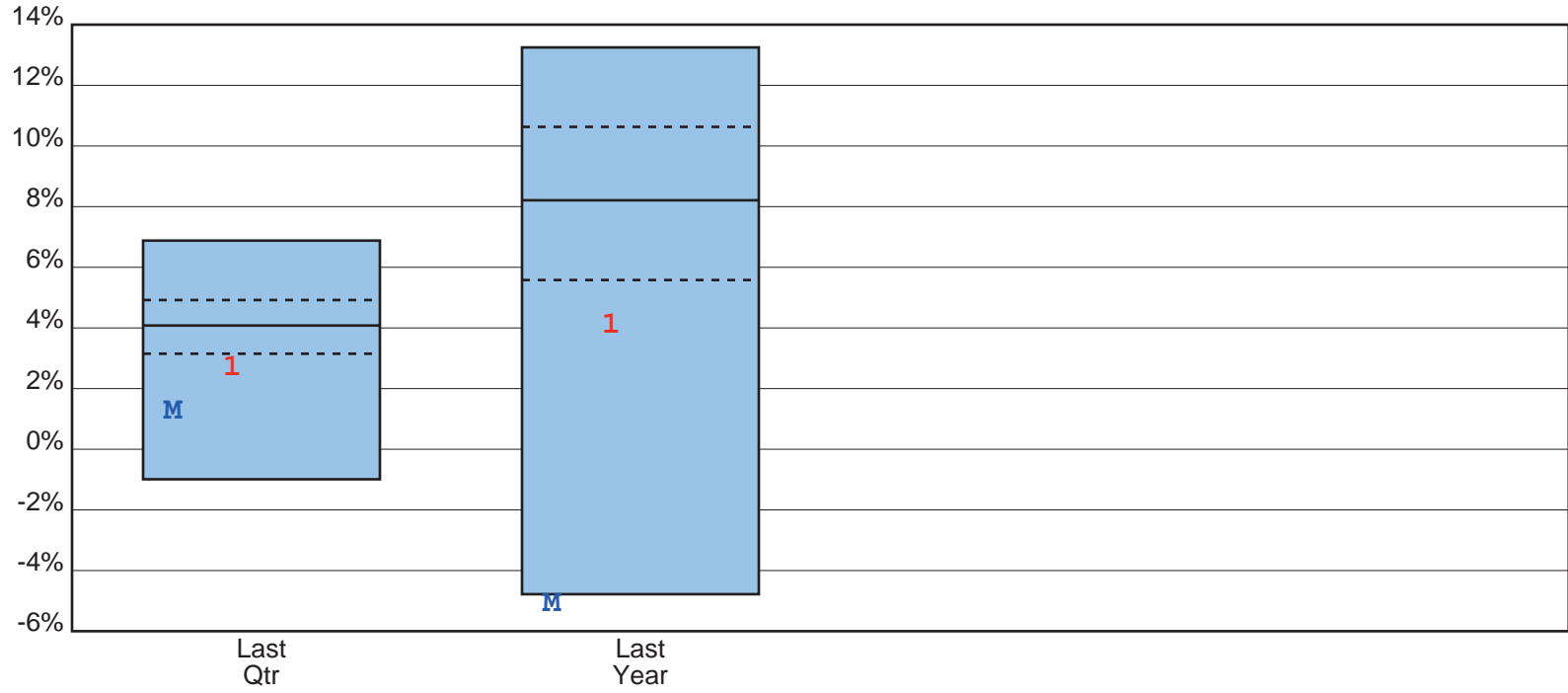
Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System Small Neutral Cumulative Performance Comparisons Total Returns of Equity Portfolios Periods Ending 3/15

Manager Biography:
Replaced Fiduciary Mgmt
in March 2014 with funding
of about \$10.8mm.

Fee schedule:
First \$25 million 110 bps
Next \$25 million 100 bps
Next \$30 million 95 bps

Current Fee is 110 bps



	Last Qtr	Last Year
5th Percentile	6.88	13.25
25th Percentile	4.92	10.63
Median	4.08	8.21
75th Percentile	3.15	5.58
95th Percentile	-0.99	-4.78

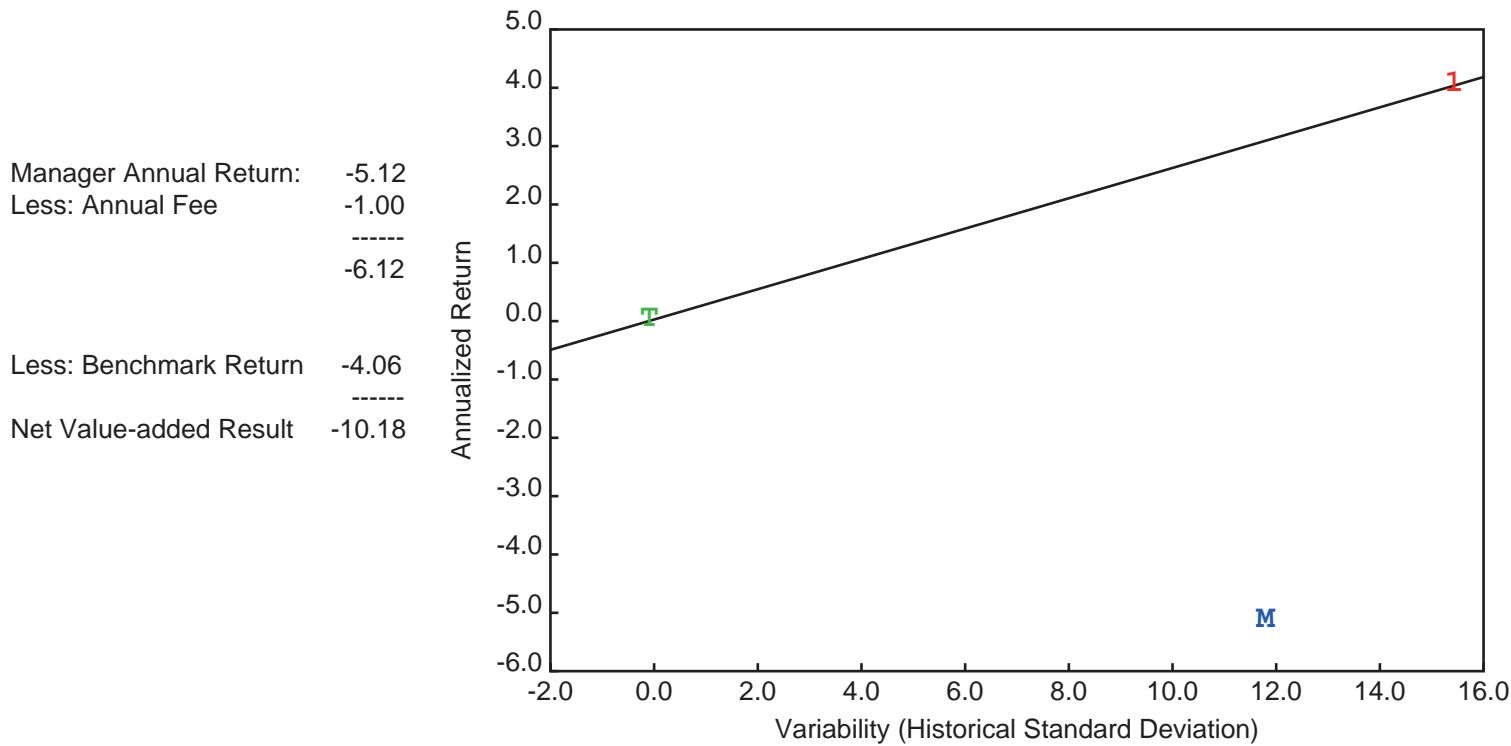
M Morgan Dempsey	1.25 (90)	-5.12 (95)
1 40/60 R-2000-V / Russ-Micro	2.68 (79)	4.06 (83)

Quarterly Variance Analysis:

Underperformance is primarily attributed to a sizable overweight in the poorly-performing Energy sector. Stock selection in the Health Care, Energy, and Industrials sectors further detracted from results.

(Note: the numbers in parentheses reflect actual peer group rankings. 1=high; 99 low; however, there is no micro-cap stock manager universe)

Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 3/14 to 3/15

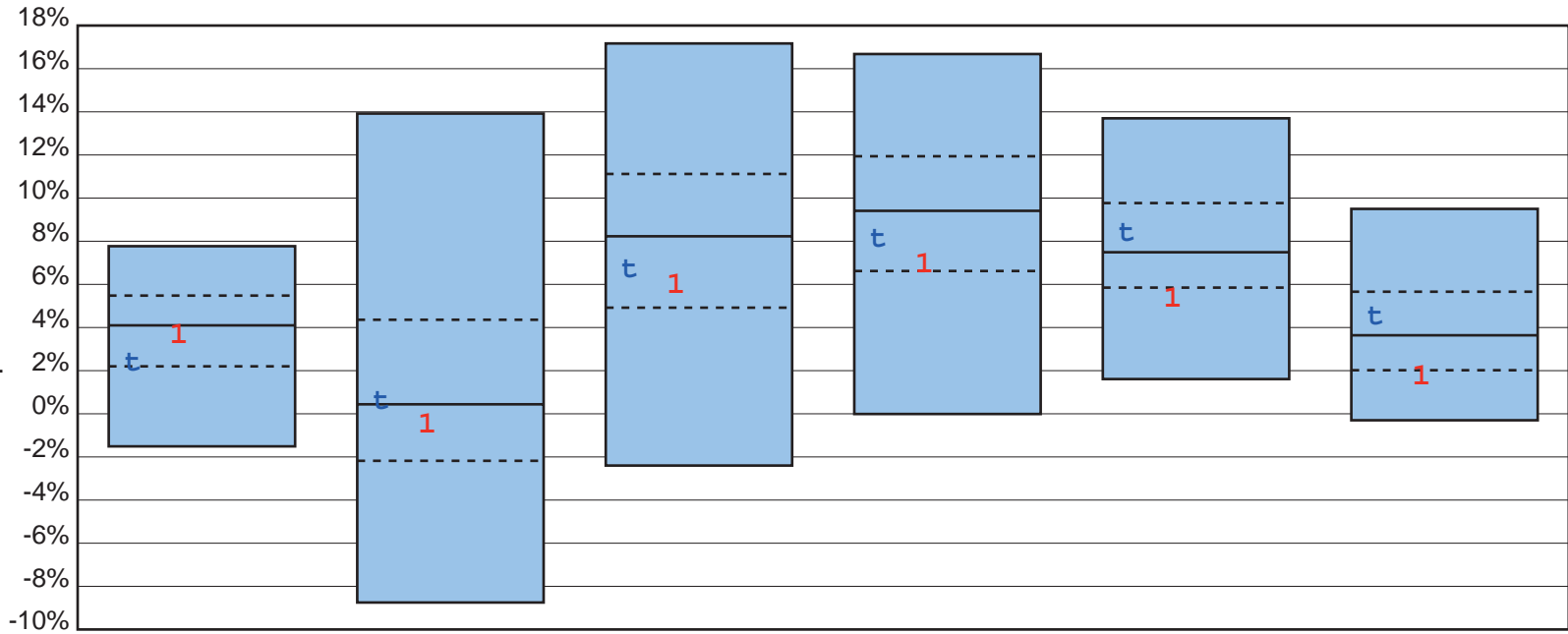


	Annualized Return	Variability	Reward	Sharpe Ratio
M Morgan Dempsey	-5.12	11.89	-5.15	-0.43
1 40/60 R-2000-V / Russ-Micro	4.06	15.52	4.04	0.26
T 91-Day Treasury Bill	0.03	0.01	0.00	0.00

Longer-term Performance vs. Objectives:
This micro small cap manager trails expectations after 1 year.

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of International Equity Portfolios Periods Ending 3/15



Manager Biography:
Tattersall Advisory was hired to replace the Morgan Stanley Integrated Intn'l Equity Fund on July 14, 2006 with approximately \$10.6 million.

1607 replaced Tattersall in April 2008 because the portfolio management team went to 1607.

An additional \$5 million was transferred in at the end of 1Q07

Fee schedule: 75 bps.
(and internal expenses)

	Last Qtr	Last Year	Last 2 Years	Last 3 Years	Last 5 Years	Last 7 Years
5th Percentile	7.77	13.92	17.17	16.68	13.70	9.50
25th Percentile	5.48	4.36	11.12	11.94	9.77	5.66
Median	4.10	0.44	8.23	9.41	7.49	3.64
75th Percentile	2.20	-2.18	4.92	6.62	5.85	2.02
95th Percentile	-1.51	-8.75	-2.40	-0.01	1.61	-0.30
t 1607 Capital Partners	2.34 (73)	0.56 (48)	6.63 (63)	8.08 (63)	8.35 (39)	4.47 (39)
1 MSCI ACWI x-US	3.60 (60)	-0.56 (59)	5.91 (68)	6.86 (71)	5.27 (78)	1.70 (80)

Quarterly Variance Analysis:
Underperformance is due to an underweight allocation to funds invested in Germany and Japan. The manager acknowledges differences in total portfolio valuation with the custodian on a quarter-to-quarter basis. Exposure to emerging markets was approximately 24.0% of the portfolio. At the end of the quarter, 1607 held 111 closed-end funds. The universe consists of about 315 funds. (Note: numbers in parentheses reflect the actual peer group rankings. 1 = high; 99 = low)

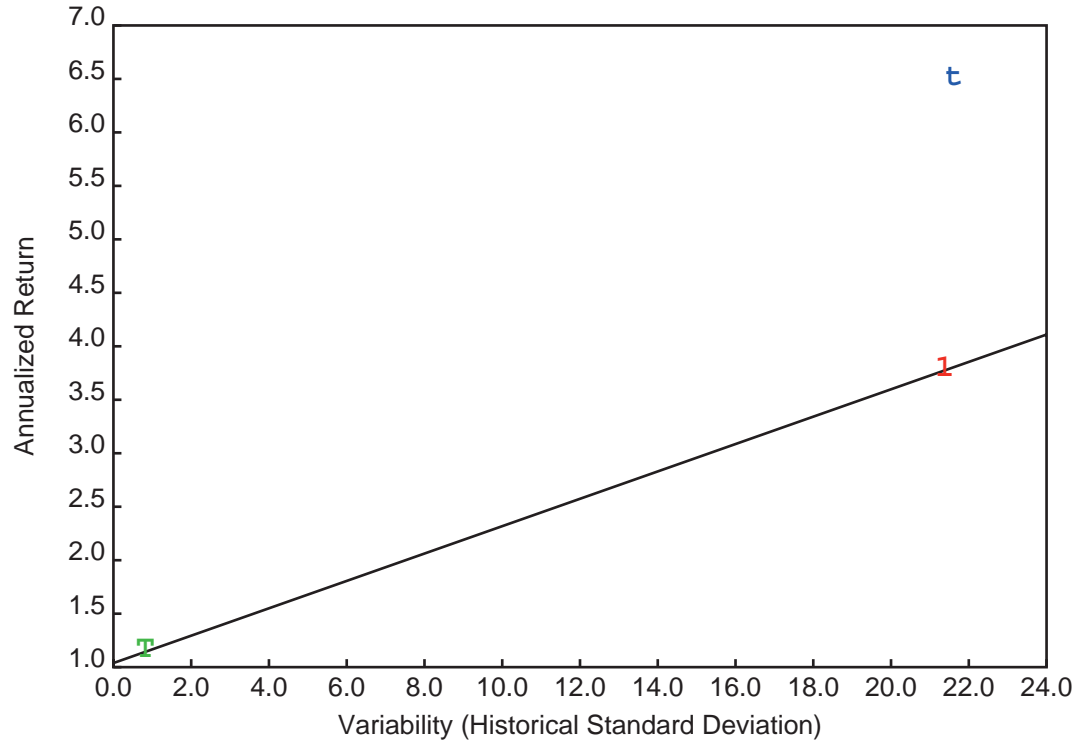
Returns for periods greater than one year are annualized.

Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 6/06 to 3/15

Manager Annual Return: +6.51
 Less: Annual Fee -0.75
 Less: Global C/T Fees -0.10
 (Custody/Transaction) -----
 +5.66

 Less: Benchmark Return -3.79

 Net Value-added Result +1.87



	Annualized Return	Variability	Reward	Sharpe Ratio
t 1607 Capital Partners	6.51	21.73	5.35	0.25
1 MSCI ACWI x-US	3.79	21.50	2.63	0.12
T 91-Day Treasury Bill	1.16	0.95	0.00	0.00

Manager Performance vs. Objectives:
 Portfolio manager exceeds expectations after 8.75 years.

Sharpe Ratio = Reward / Variability

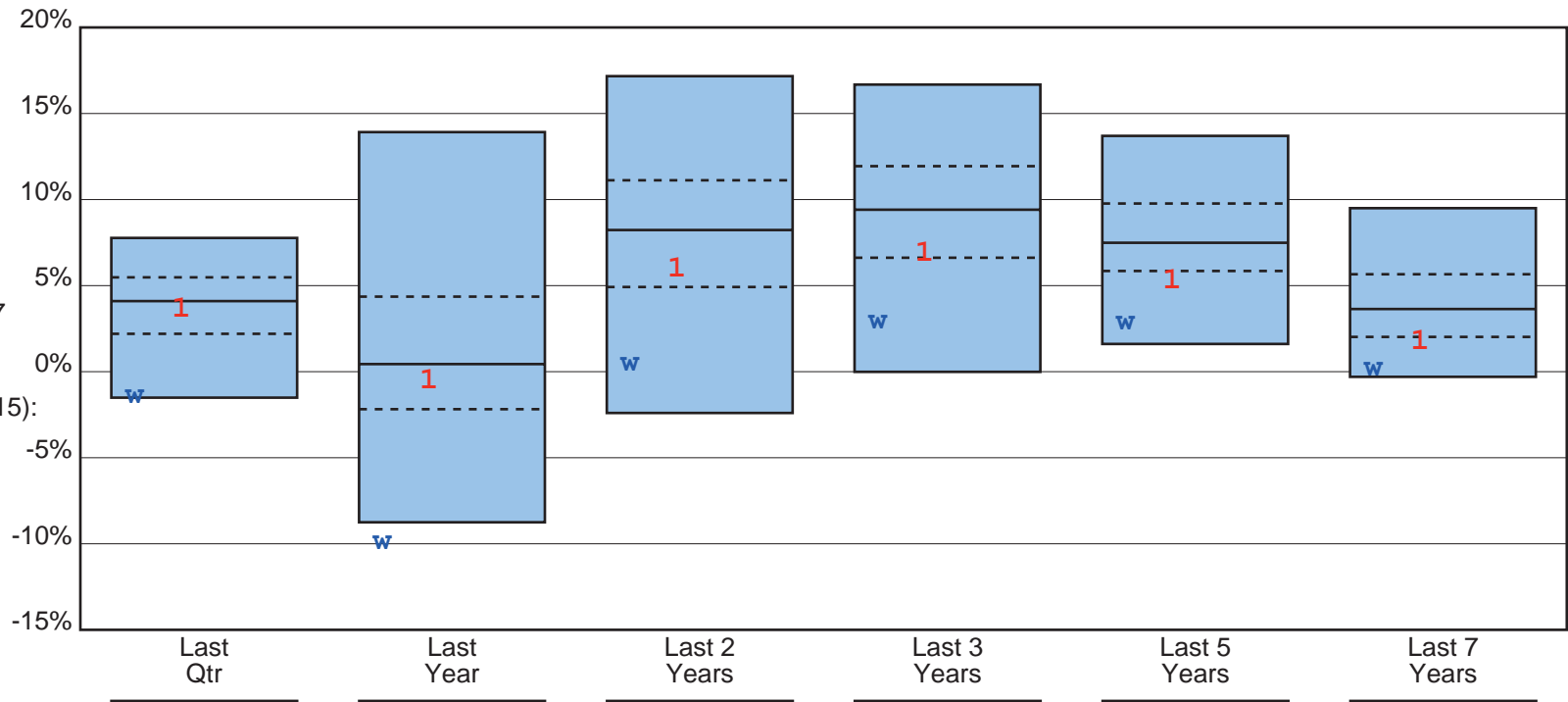
Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of International Equity Portfolios Periods Ending 3/15

Manager Biography:
WHV Investment Management was hired to replace the Morgan Stanley Integrated International Equity Fund on July 14, 2006 with a pproximately \$10.6 million.

An additional \$5 million was transferred in at the end of 1Q07

Fee schedule (effective 1/01/2015):
85 bps first \$10 million
80 bps thereafter

Current Fee: 85 bps



	Last Qtr	Last Year	Last 2 Years	Last 3 Years	Last 5 Years	Last 7 Years
5th Percentile	7.77	13.92	17.17	16.68	13.70	9.50
25th Percentile	5.48	4.36	11.12	11.94	9.77	5.66
Median	4.10	0.44	8.23	9.41	7.49	3.64
75th Percentile	2.20	-2.18	4.92	6.62	5.85	2.02
95th Percentile	-1.51	-8.75	-2.40	-0.01	1.61	-0.30
w WHV Investment Mgmt	-1.44 (94)	-9.93 (96)	0.44 (85)	2.89 (85)	2.84 (91)	0.18 (93)
1 MSCI ACWI x-US	3.60 (60)	-0.56 (59)	5.91 (68)	6.86 (71)	5.27 (78)	1.70 (80)

Quarterly Variance Analysis:

Significant underperformance is attributed to the manager's strategy which emphasizes an overweight position in the Energy sector, which performed poorly due to declining oil prices. Poor stock selection in the Industrials sector further detracted from results.
(Note: numbers in parentheses reflect the actual peer group rankings. 1 = high; 99 = low)

Returns for periods greater than one year are annualized.

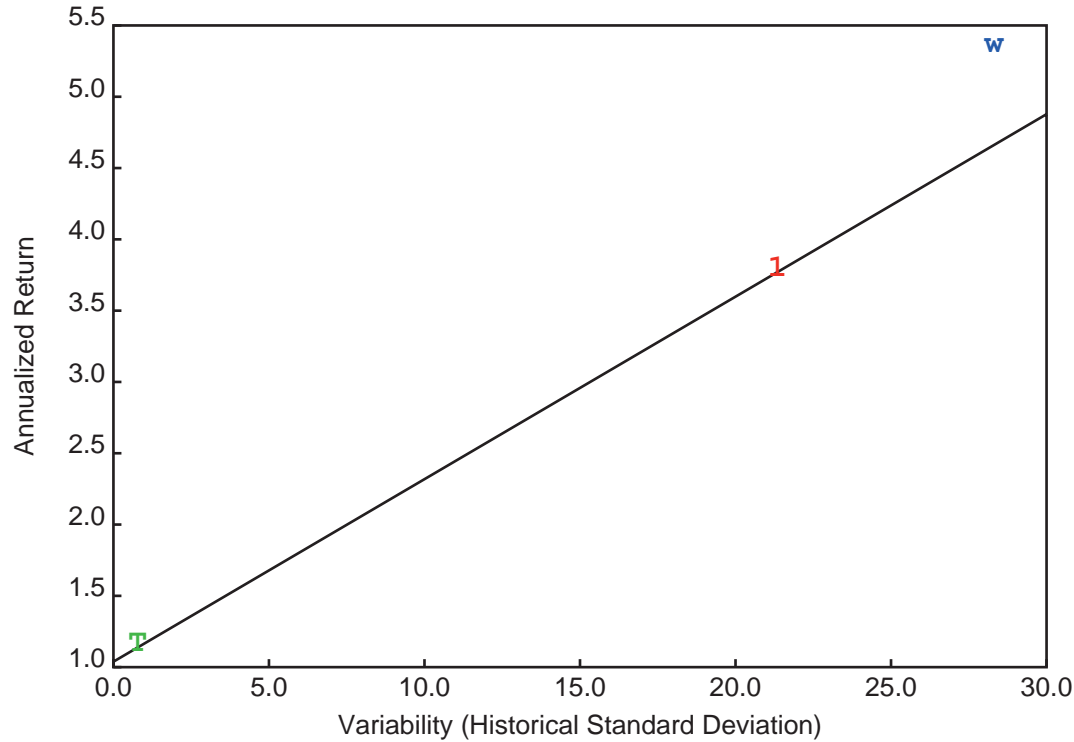
Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 6/06 to 3/15

Manager Annual Return: +5.36
 Less: (Avg) Annual Fee -0.91

 +4.45

 Less: Benchmark Return -3.79

 Net Value-added Result +0.66



	Annualized Return	Variability	Reward	Sharpe Ratio
w WHV Investment Mgmt	5.36	28.48	4.19	0.15
1 MSCI ACWI x-US	3.79	21.50	2.63	0.12
T 91-Day Treasury Bill	1.16	0.95	0.00	0.00

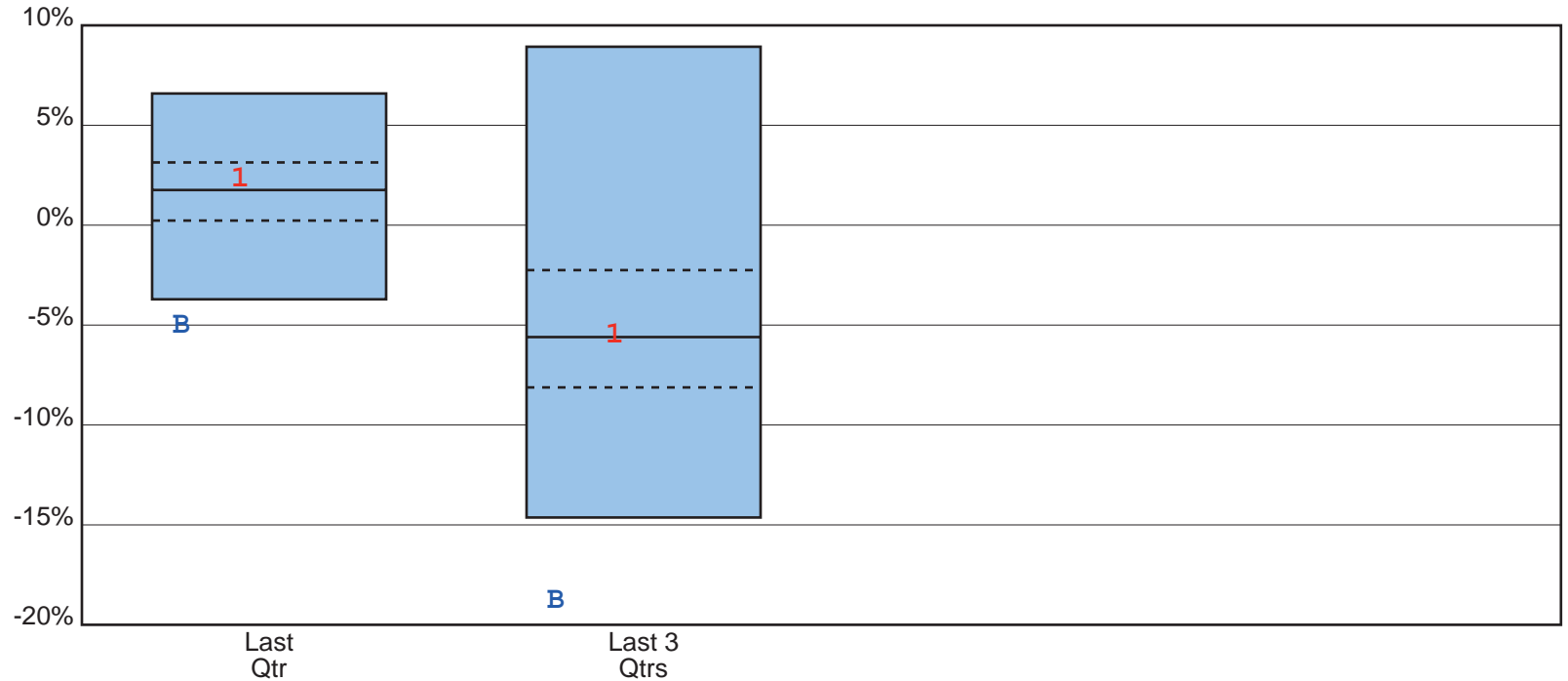
Manager Performance vs. Objectives:
 Despite poor short-term results, portfolio manager is close to expectations after 8.75 years.

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of Emerging Markets Portfolios Periods Ending 3/15

Manager Biography:
Hired in May 2014 with
funding of \$6 million.

Current Fee is 95 bps



5th Percentile	6.59	8.93
25th Percentile	3.14	-2.25
Median	1.76	-5.60
75th Percentile	0.23	-8.12
95th Percentile	-3.71	-14.63

B Brandes Emerging Mkts	-5.04 (97)	-18.79 (97)
1 MSCI Emerging Markets	2.28 (35)	-5.54 (49)

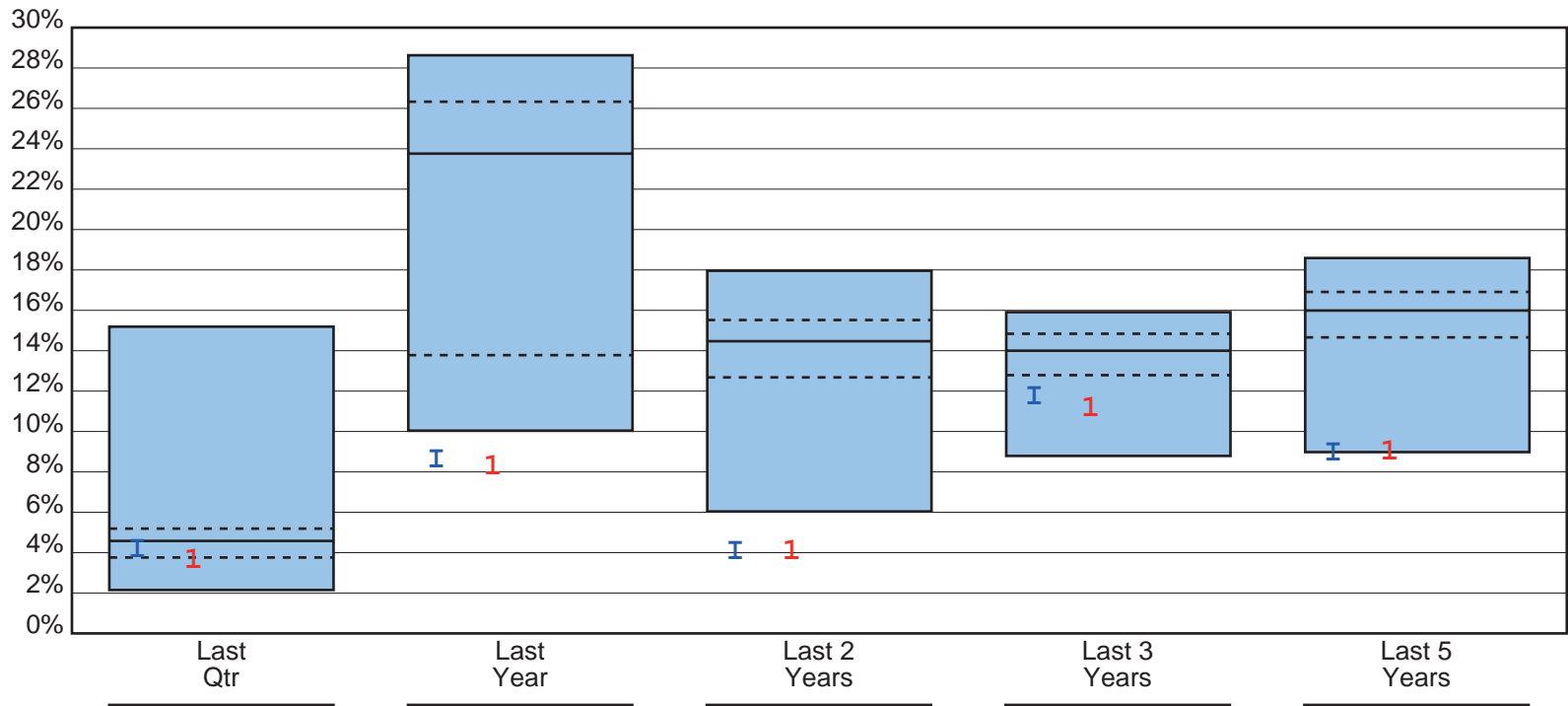
Quarterly Variance Analysis:

Significant underperformance is primarily due to an underweight exposure to China and overweight exposure to South Korea and Brazil. Nearly the entire portfolio exposure to Brazil were detractors, led by Petrobras, Marfrig Global Foods, and Embraer. Poor stock selection in the Consumer Discretionary sector further detracted from results.
(Note: the numbers in parentheses reflect actual peer group rankings. 1=high; 99 low)

Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of Public REIT Portfolios Periods Ending 3/15

Manager Biography:
INVESCO International REIT
funded with \$1mm on 10/1,
11/1, and 12/1/2008.

Fee Schedule:
80 bps on first \$100mm



	Last Qtr	Last Year	Last 2 Years	Last 3 Years	Last 5 Years
5th Percentile	15.19	28.63	17.96	15.91	18.59
25th Percentile	5.19	26.33	15.52	14.84	16.91
Median	4.58	23.76	14.47	14.00	15.99
75th Percentile	3.76	13.78	12.68	12.79	14.66
95th Percentile	2.15	10.04	6.04	8.79	8.98

I Invesco International REIT	4.11 (62)	8.56 (100)	4.03 (100)	11.69 (88)	8.90 (95)
1 FTSE EPRA/NAREIT Global x-US	3.57 (77)	8.20 (100)	4.00 (100)	11.09 (91)	8.94 (95)

Quarterly Variance Analysis:

Outperformance is primarily attributed to good stock selection in Singapore and an overweight exposures to both Japan and Hong Kong.

(Note: numbers in parentheses reflect the actual peer group rankings. 1 = high; 99 = low)

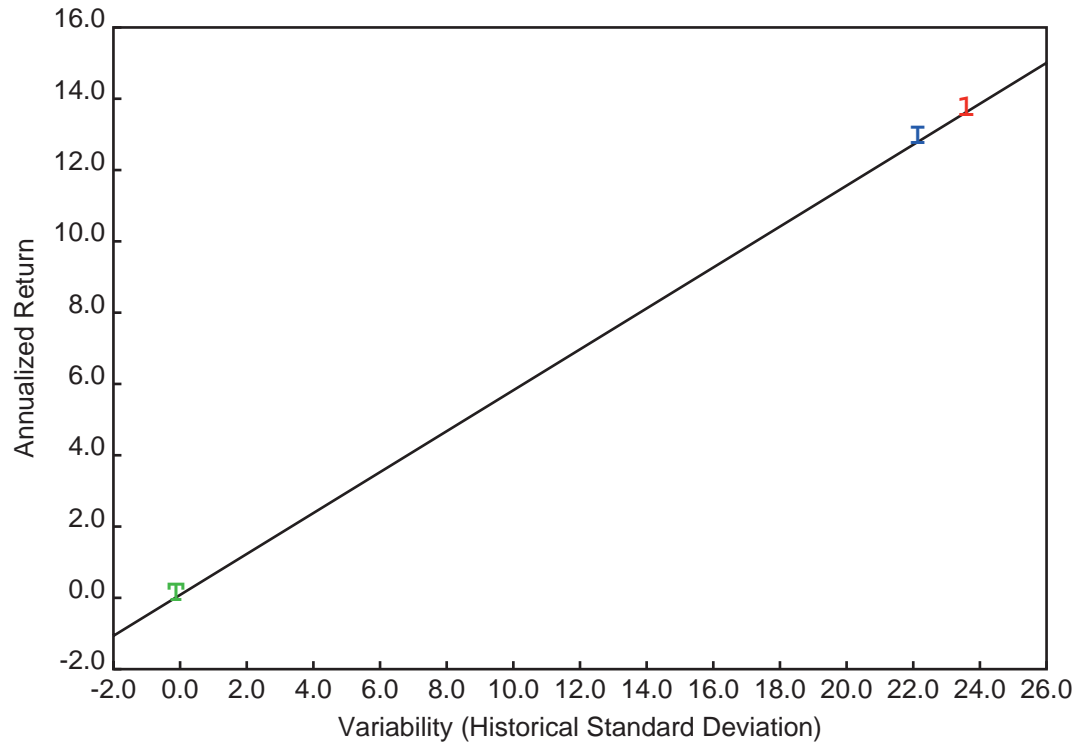
Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 12/08 to 3/15

Manager Annual Return: +12.92
 Less: Annual Fee -0.80

 +12.12

 Less: Benchmark Return -13.71

 Net Value-added Result -1.59



	Annualized Return	Variability	Reward	Sharpe Ratio
I Invesco International REIT	12.92	22.29	12.82	0.57
1 FTSE EPRA/NAREIT Global x-US	13.71	23.74	13.60	0.57
T 91-Day Treasury Bill	0.10	0.03	0.00	0.00

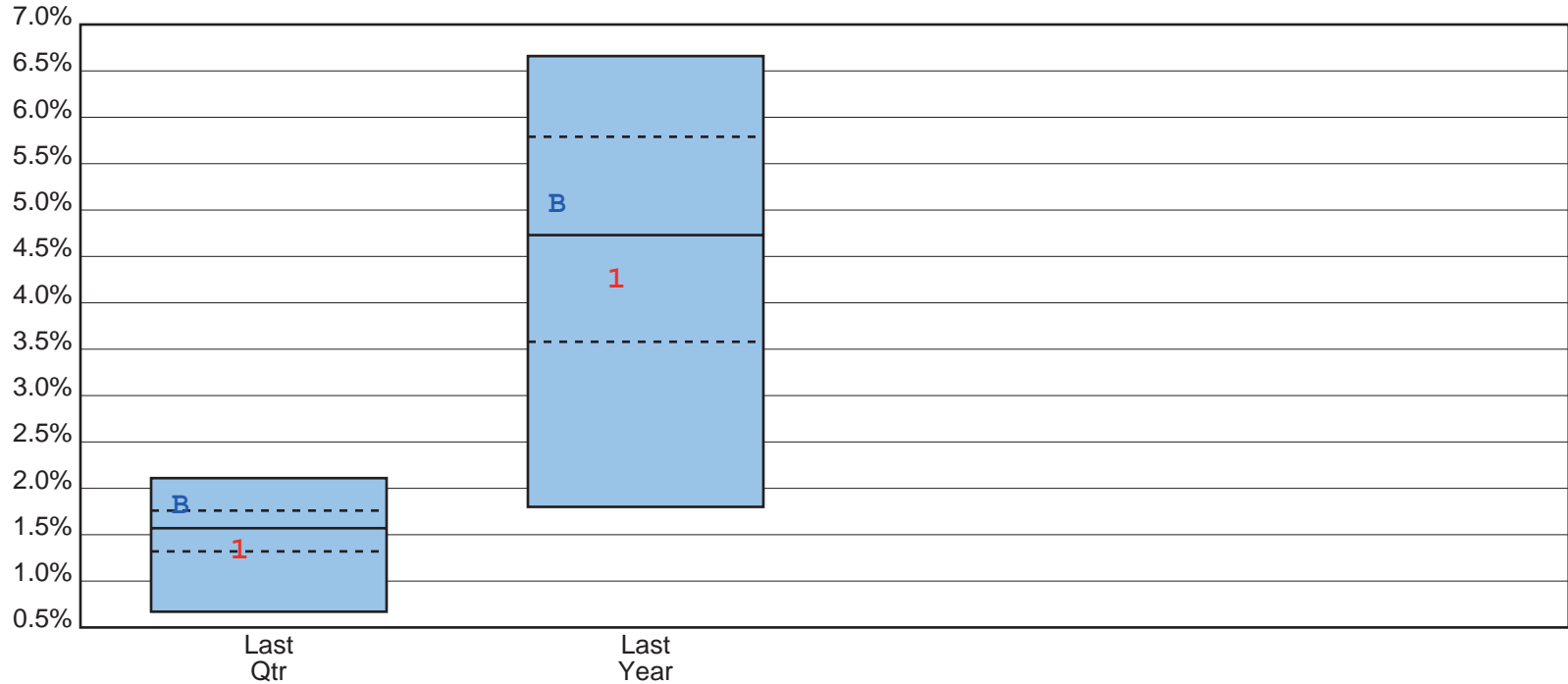
Manager Performance vs. Objectives:
 Portfolio manager is close to expectations after 6.25 years.

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System Intermediate Term Cumulative Performance Comparisons Total Returns of Fixed Income Portfolios Periods Ending 3/15

Manager Biography:
Hired in August 2013 with
funding of about \$25 million.

Current fee is 32 bps
(for first \$50mm)



	Last Qtr	Last Year
5th Percentile	2.11	6.66
25th Percentile	1.76	5.79
Median	1.57	4.73
75th Percentile	1.32	3.58
95th Percentile	0.67	1.80

B Bradford & Marzec	1.80 (19)	5.05 (44)
1 Barclays Intm Aggregate	1.32 (75)	4.24 (60)

Quarterly Variance Analysis:
Outperformance is attributed to securities selection among investment-grade corporate bonds and MBS.
Exposure to high-yield bonds further contributed to results.

(Note: numbers in parentheses reflect actual peer rankings. 1 = high: 99 = low)

Returns for periods greater than one year are annualized.

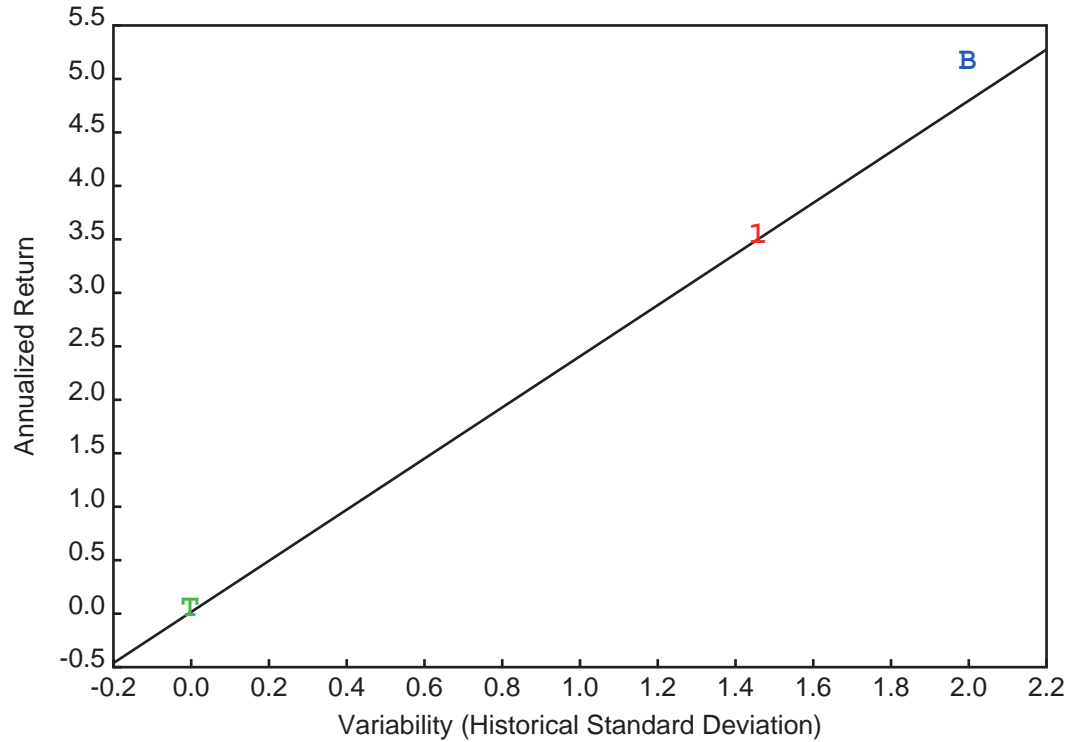
Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 9/13 to 3/15

Manager Annual Return: +5.16
 Less: Annual Fee -0.32

 +4.84

 Less: Benchmark Return -3.53

 Net Value-added Result +1.31



	Annualized Return	Variability	Reward	Sharpe Ratio
B Bradford & Marzec	5.16	2.01	5.12	2.55
1 Barclays Intm Aggregate	3.53	1.47	3.50	2.38
T 91-Day Treasury Bill	0.04	0.01	0.00	0.00

Manager Performance vs. Objectives:
 Portfolio manager exceeds expectations after 1.5 years.

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System

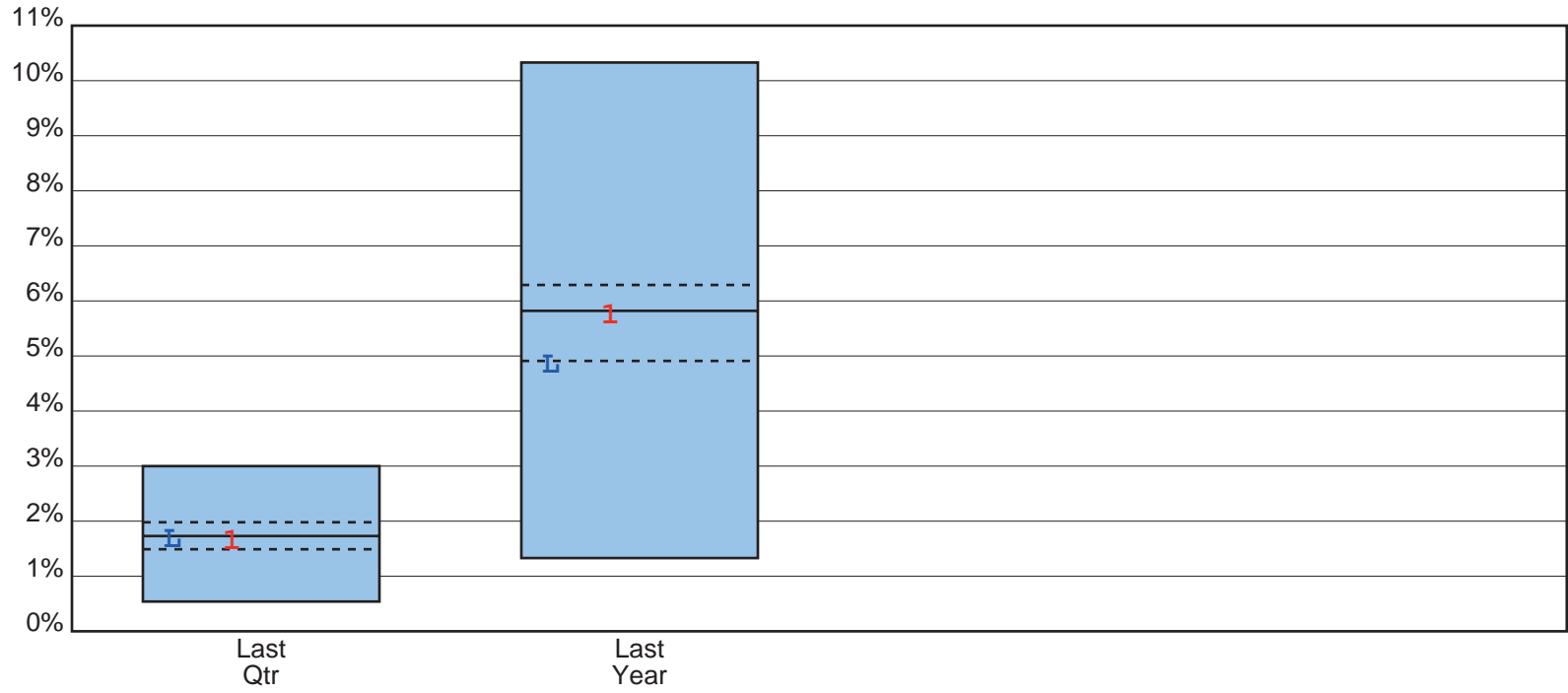
Fixed Income Core Cumulative Performance Comparisons

Total Returns of Fixed Income Portfolios

Periods Ending 3/15

Manager Biography:
Hired in August 2013 with
funding of about \$15mm.

Internal expense ratio
is 42 bps.



	Last Qtr	Last Year
5th Percentile	3.00	10.33
25th Percentile	1.98	6.29
Median	1.73	5.82
75th Percentile	1.49	4.91
95th Percentile	0.54	1.33

L Loomis Sayles Full Discretion	1.65 (55)	4.82 (75)
1 Barclays U.S. Aggregate	1.61 (59)	5.72 (53)

Quarterly Variance Analysis:
Performance was in-line with the benchmark.

(Note: the numbers in parentheses reflect the actual peer group rankings. 1 = high; 99 = low)

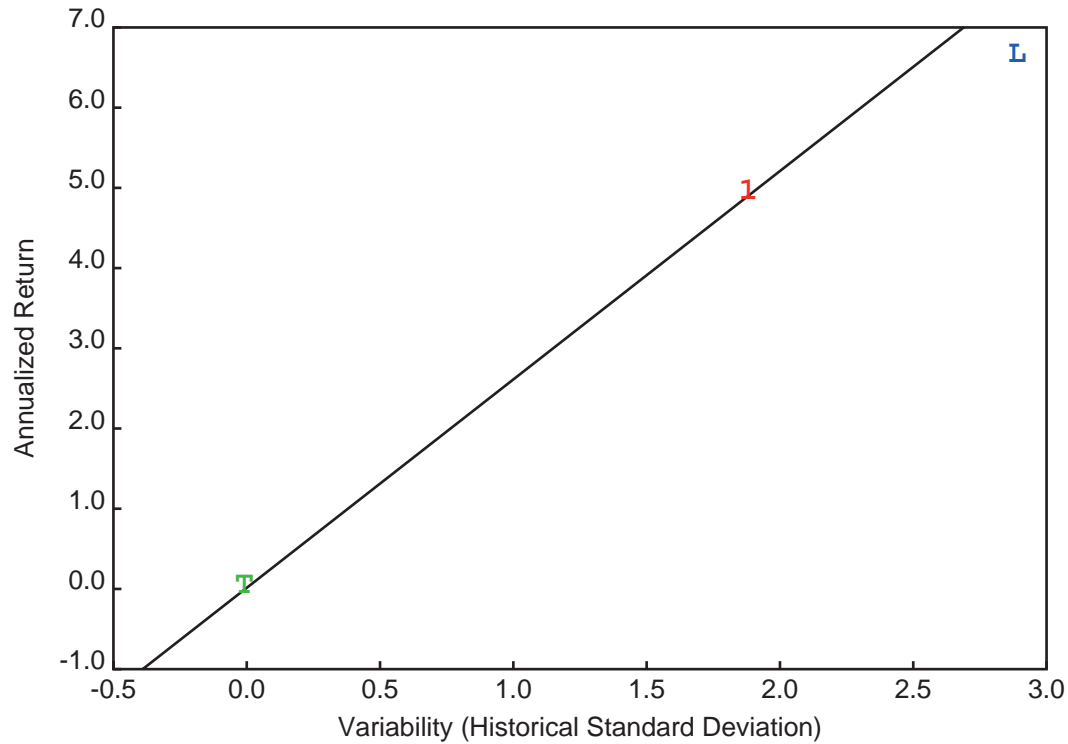
Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 9/13 to 3/15

Manager Annual Return: +6.66
 Less: Annual Fee -0.42

 +6.24

 Less: Benchmark Return -4.95

 Net Value-added Result +1.29

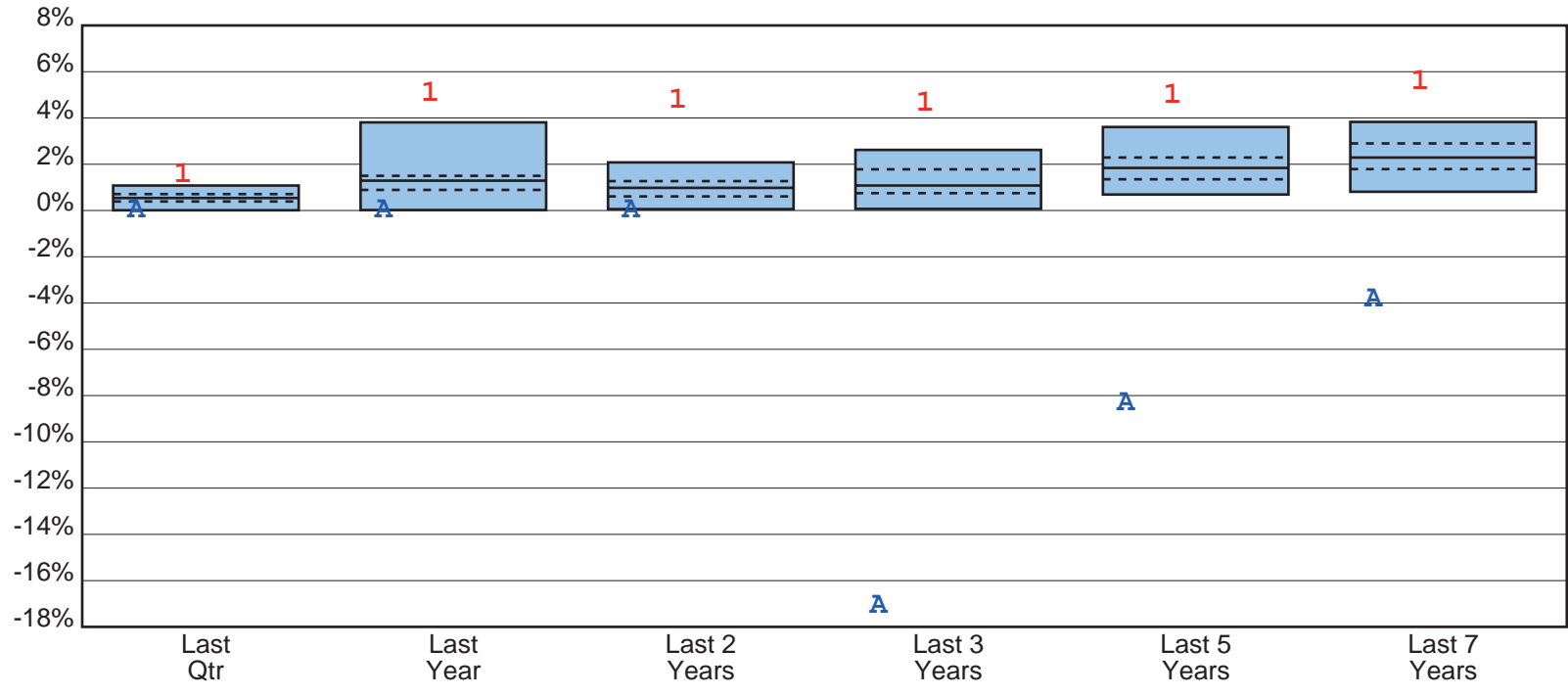


	Annualized Return	Variability	Reward	Sharpe Ratio
L Loomis Sayles Full Discretion	6.66	2.91	6.63	2.28
1 Barclays U.S. Aggregate	4.95	1.90	4.92	2.59
T 91-Day Treasury Bill	0.04	0.01	0.00	0.00

Manager Performance vs. Objectives:
 Portfolio manager exceeds expectations after 1.5 years.

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System Short Term Cumulative Performance Comparisons Total Returns of Fixed Income Portfolios Periods Ending 3/15



\$6 million loan to Avignon was made in October 2007.

5th Percentile
25th Percentile
Median
75th Percentile
95th Percentile

	Last Qtr	Last Year	Last 2 Years	Last 3 Years	Last 5 Years	Last 7 Years
5th Percentile	1.08	3.81	2.08	2.62	3.61	3.83
25th Percentile	0.71	1.50	1.27	1.78	2.29	2.90
Median	0.54	1.29	0.98	1.08	1.84	2.29
75th Percentile	0.39	0.89	0.61	0.75	1.35	1.79
95th Percentile	0.01	0.02	0.06	0.07	0.69	0.81
A Avignon - Mortgage Loan	0.00 (100)	0.00 (97)	0.00 (99)	-17.09 (100)	-8.33 (100)	-3.85 (100)
I Citi 2yr Treasury +4%/yr	1.52 (1)	5.02 (1)	4.72 (1)	4.63 (1)	4.97 (1)	5.56 (1)

Quarterly Variance Analysis:

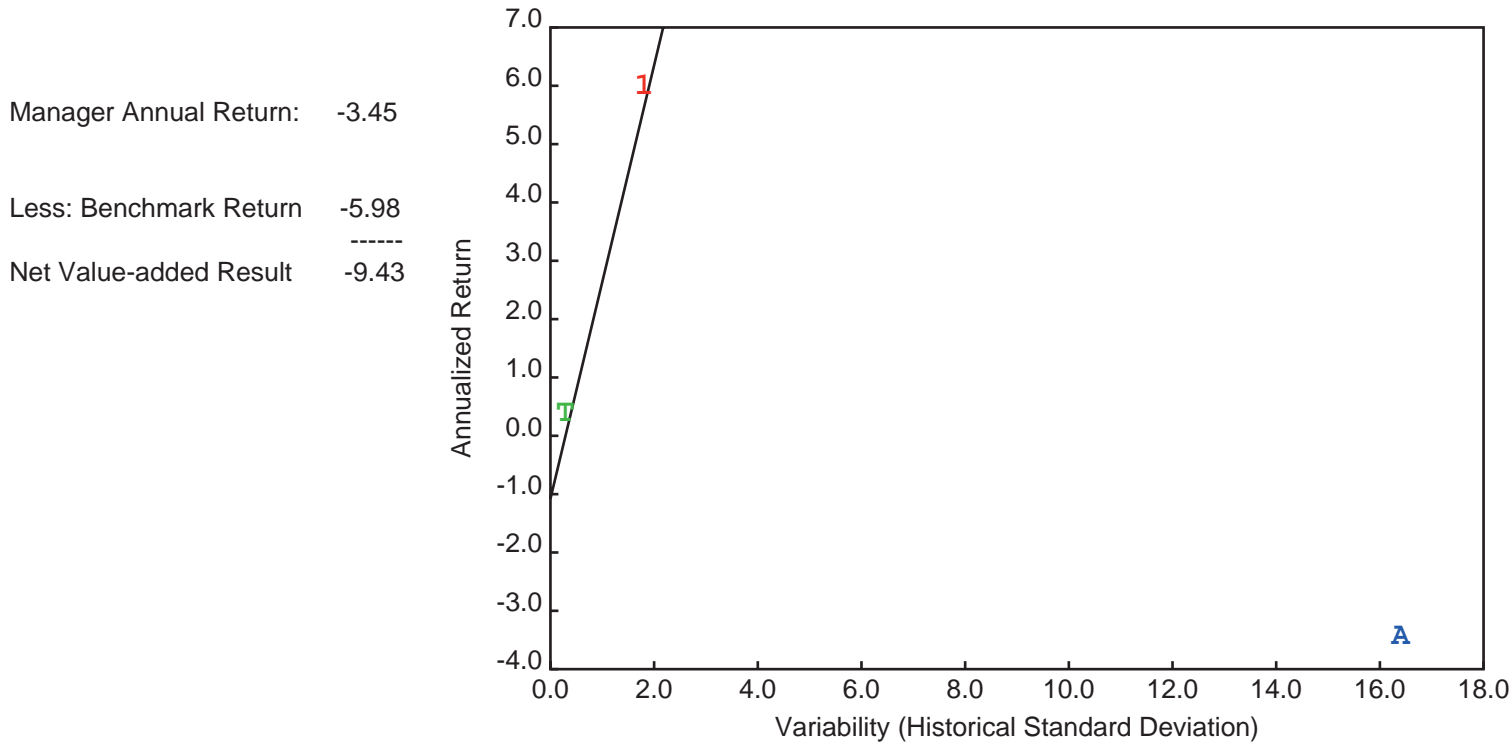
Loan generated no income during the quarter, with the last payment made on 10/01/2011, and \$1,901,333.33 of interest payments since inception (November 2007).

A write-down of \$2.58 million was taken on 9/30/2012. Book value is \$3.42 million.

(Note: numbers in parentheses reflect the actual peer group rankings. 1 = high; 99 = low)

Returns for periods greater than one year are annualized.

Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 12/07 to 3/15



	Annualized Return	Variability	Reward	Sharpe Ratio
A Avignon - Mortgage Loan	-3.45	16.50	-3.82	-0.23
1 Citi 2yr Treasury +4%/yr	5.98	1.90	5.61	2.96
T 91-Day Treasury Bill	0.37	0.39	0.00	0.00

Manager Performance vs. Objectives:

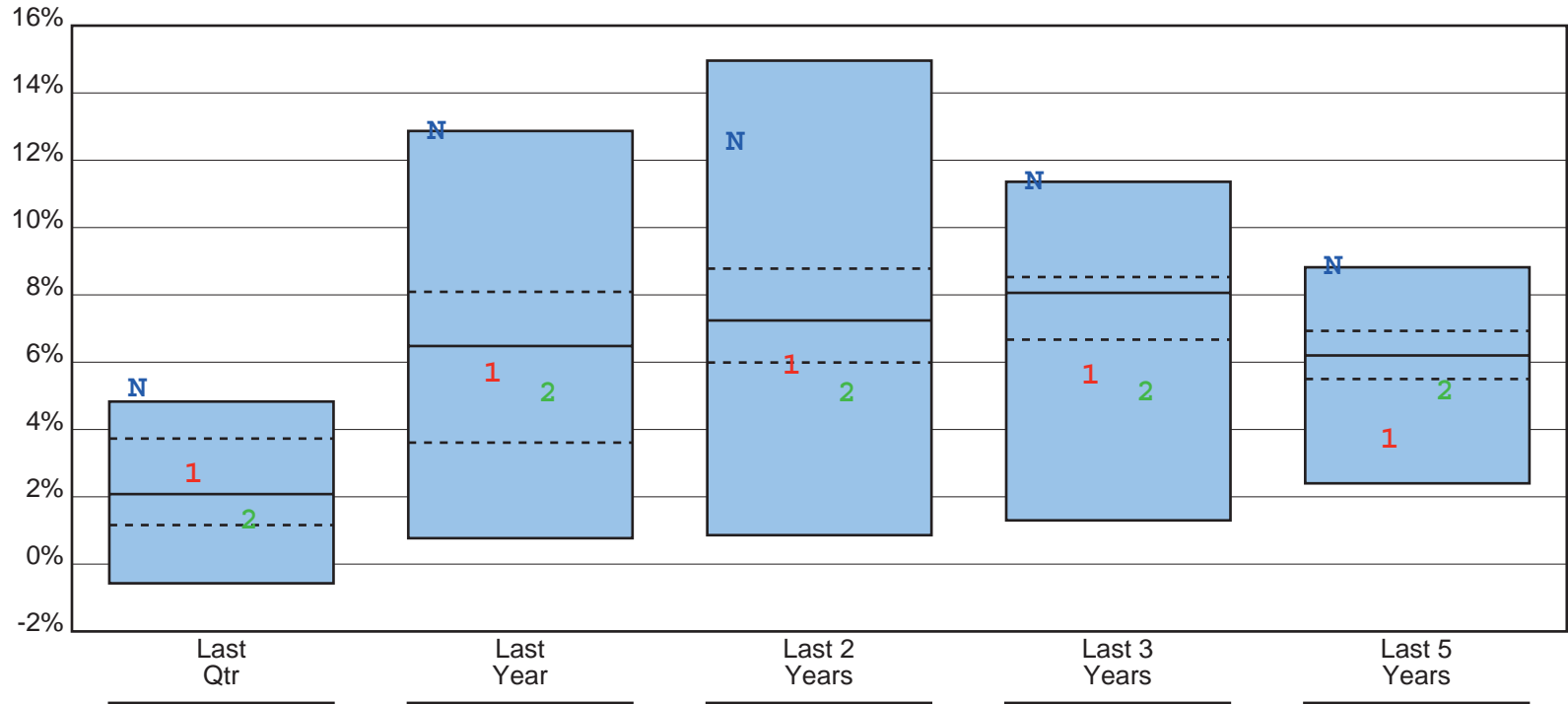
Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of Fund of Funds Hedge Funds Periods Ending 3/15

Manager Biography:
Funded with \$2 million
in June 2008.

An additional \$670,000 was
invested on 4/01/2010.

Fee Schedule: 100 bps
10% incentive fee;
subject to high water mark,
and investors receiving
10% return first



5th Percentile
25th Percentile
Median
75th Percentile
95th Percentile

	Last Qtr	Last Year	Last 2 Years	Last 3 Years	Last 5 Years
5th Percentile	4.83	12.87	14.96	11.36	8.82
25th Percentile	3.73	8.09	8.78	8.53	6.93
Median	2.08	6.48	7.24	8.06	6.20
75th Percentile	1.16	3.61	5.99	6.67	5.50
95th Percentile	-0.57	0.77	0.86	1.30	2.40
N Nantucket Institutional	5.18 (1)	12.83 (11)	12.51 (14)	11.33 (11)	8.82 (5)
1 HFRI Diversified FoF Index	2.63 (36)	5.64 (55)	5.86 (79)	5.58 (87)	3.65 (90)
2 91-Day Treasury Bill +5%/yr	1.25 (73)	5.03 (60)	5.05 (79)	5.07 (89)	5.09 (78)

Quarterly Variance Analysis:
Outperformance is primarily attributed to strong results from managers in the Multi-Strategy and Long/Short Equity strategy buckets.

The peer group rankings should not be emphasized as the peer group is new and still evolving.
(Note: numbers in parentheses reflect actual peer rankings. 1 = high: 99 = low)

Returns for periods greater than one year are annualized.

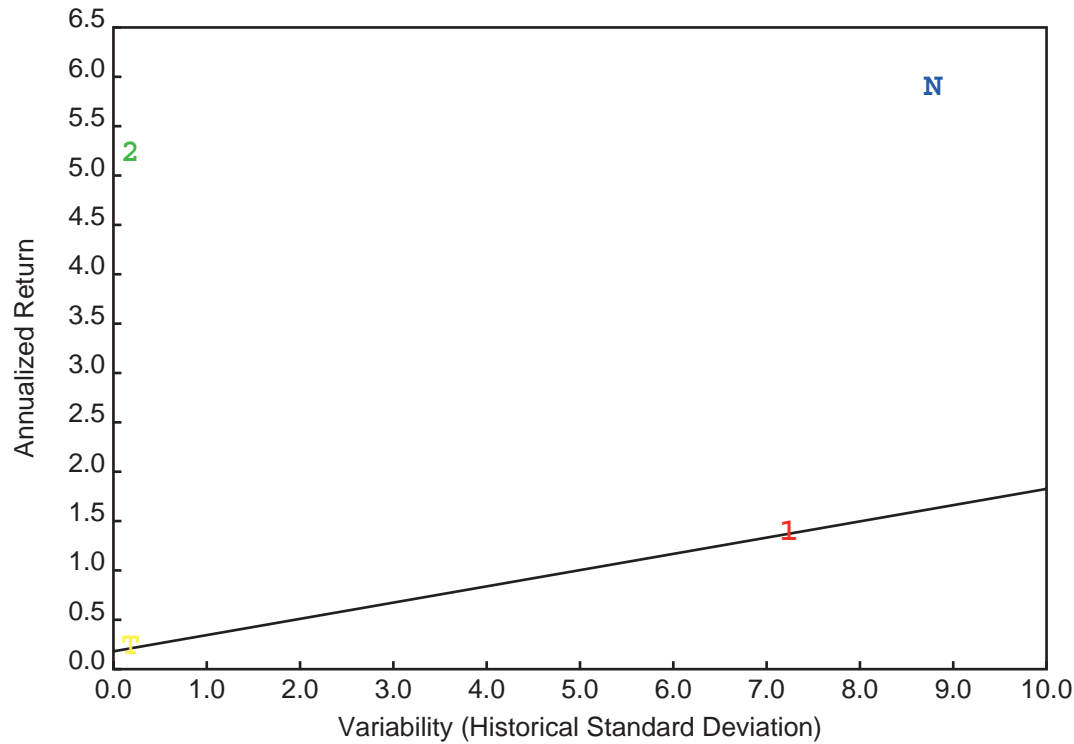
Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 6/08 to 3/15

Manager Annual Return: +5.89
 Less: Annual Fee -1.00

 +4.89

 Less: Benchmark Return -1.38

 Net Value-added Result +3.51



	Annualized Return	Variability	Reward	Sharpe Ratio
N Nantucket Institutional	5.89	8.84	5.67	0.64
1 HFRI Diversified FoF Index	1.38	7.29	1.16	0.16
2 91-Day Treasury Bill +5%/yr	5.22	0.24	5.00	20.58
T 91-Day Treasury Bill	0.22	0.24	0.00	0.00

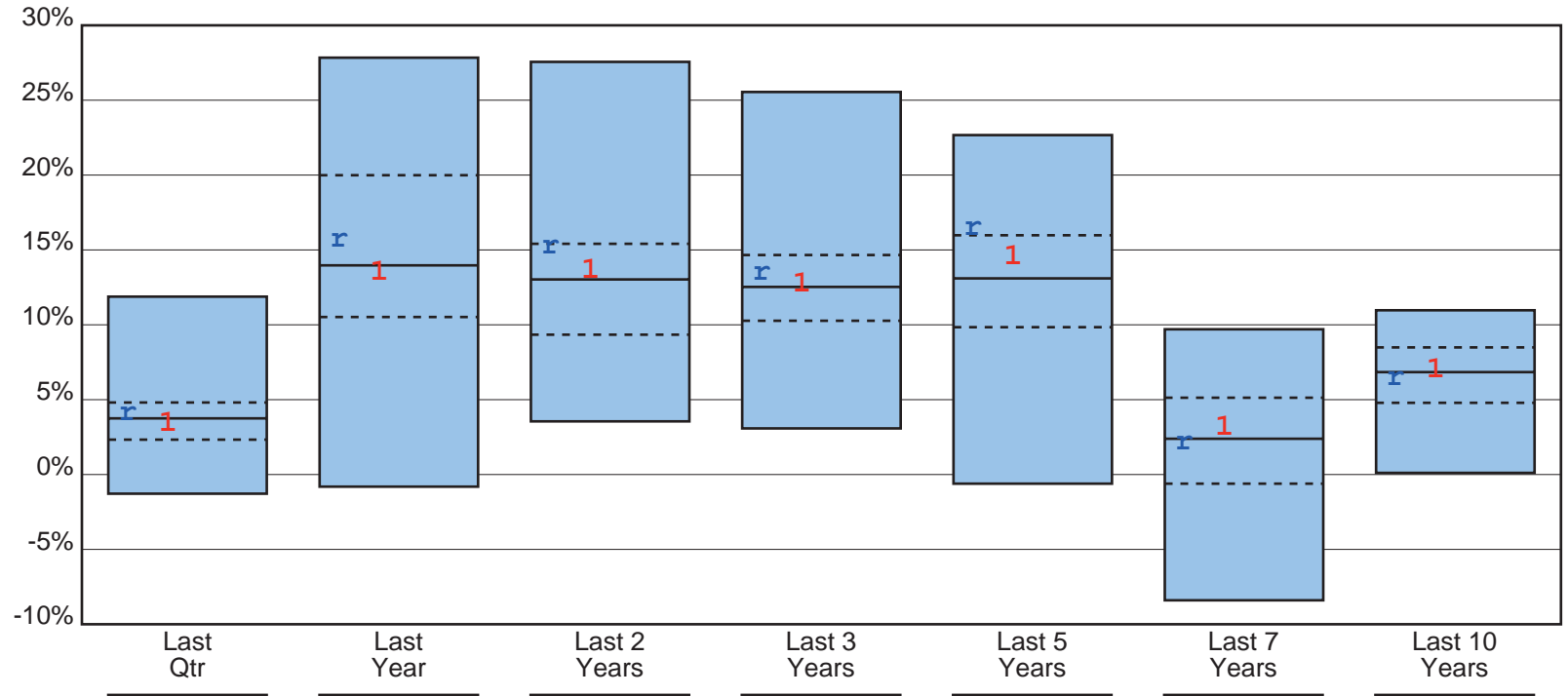
Manager Performance vs. Objectives:
 Portfolio manager exceeds expectations after 6.5 years.

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of Real Estate Portfolios Periods Ending 3/15

Manager Biography:
Equity Line (12/87)
\$0.1 mm
PRISA I (12/90 & 12/98)
\$7.5 mm
PRISA II (02/05)
\$2.2mm from PRISA I

Benchmark transitioned to
the NFI-ODCE in 3Q07



	Last Qtr	Last Year	Last 2 Years	Last 3 Years	Last 5 Years	Last 7 Years	Last 10 Years
5th Percentile	11.88	27.84	27.56	25.55	22.67	9.70	10.97
25th Percentile	4.81	19.99	15.41	14.66	15.98	5.13	8.49
Median	3.75	13.97	13.03	12.53	13.10	2.39	6.84
75th Percentile	2.33	10.52	9.34	10.27	9.84	-0.61	4.79
95th Percentile	-1.28	-0.81	3.55	3.08	-0.61	-8.40	0.11
r PRISA Real Estate Composite	4.08 (42)	15.66 (40)	15.24 (26)	13.48 (37)	16.44 (20)	2.16 (58)	6.40 (56)
1 NFI-ODCE	3.39 (54)	13.45 (55)	13.61 (44)	12.66 (47)	14.52 (41)	3.09 (43)	6.92 (47)

Returns for periods greater than one year are annualized.

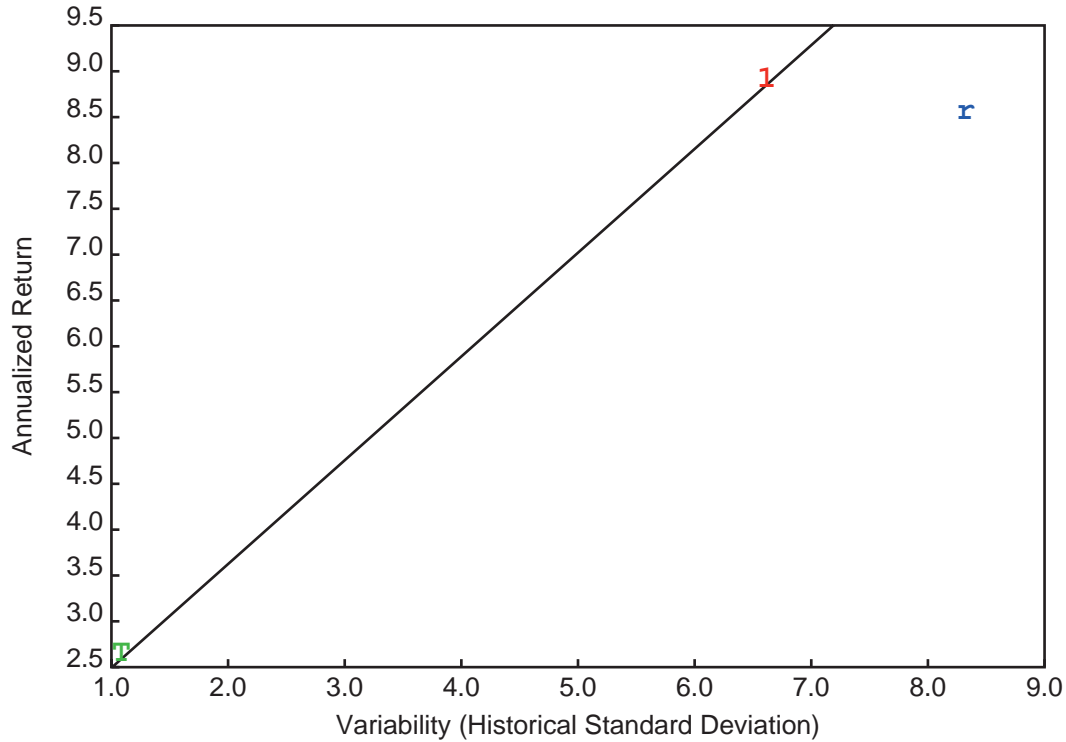
Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 12/95 to 3/15

Managers Annual Return: +8.56
 Less: (approx) Annual Fee -0.82

 +7.74

Less: Benchmark Return -8.90

 Net Value-added Result -1.16



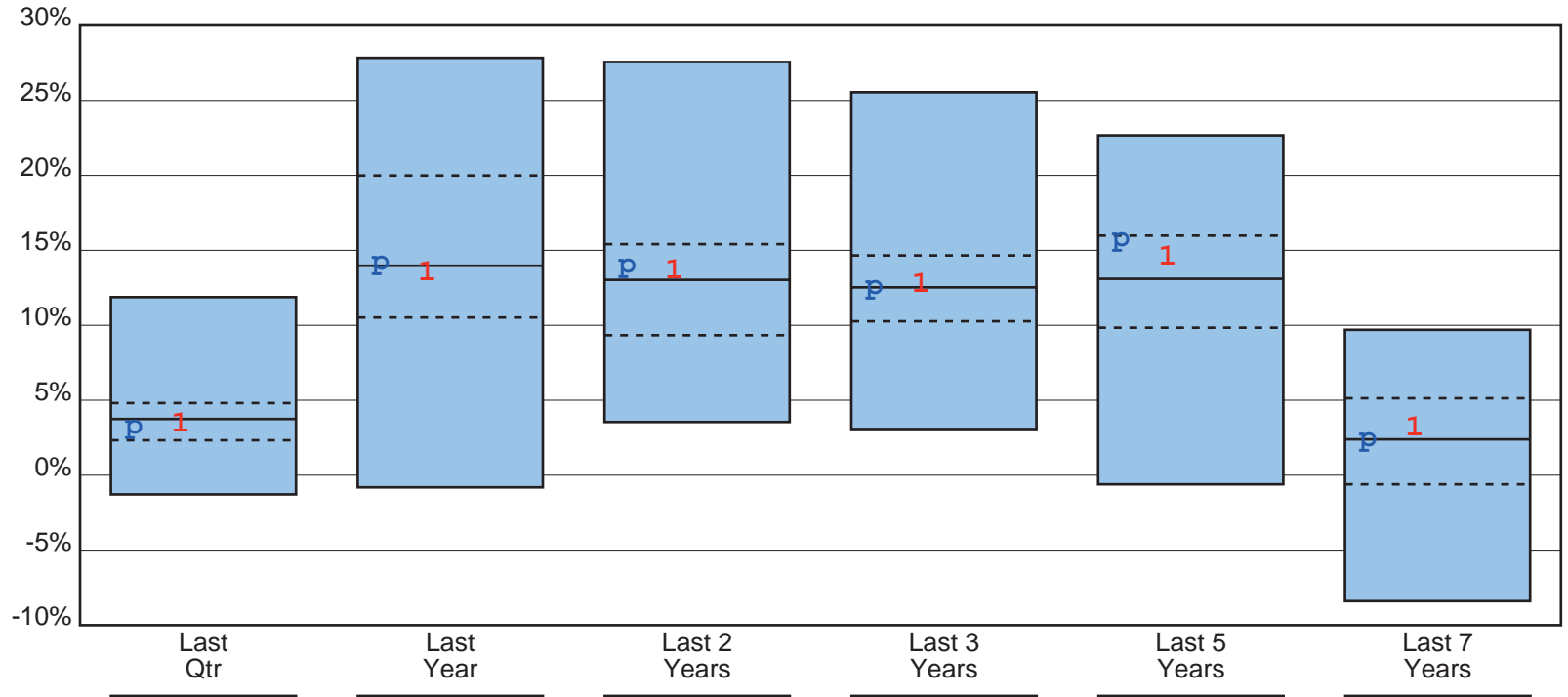
	Annualized Return	Variability	Reward	Sharpe Ratio
r PRISA Real Estate Composite	8.56	8.37	5.92	0.71
1 NFI-ODCE	8.90	6.66	6.26	0.94
T 91-Day Treasury Bill	2.64	1.13	0.00	0.00

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of Real Estate Portfolios Periods Ending 3/15

Fee Schedule:
75 bps first \$10mm
65 bps next \$15mm
6% incentive fee of distributed cash flow;
Max Fee of 120 bps

Current Fee is 75 bps



5th Percentile
25th Percentile
Median
75th Percentile
95th Percentile

	Last Qtr	Last Year	Last 2 Years	Last 3 Years	Last 5 Years	Last 7 Years
5th Percentile	11.88	27.84	27.56	25.55	22.67	9.70
25th Percentile	4.81	19.99	15.41	14.66	15.98	5.13
Median	3.75	13.97	13.03	12.53	13.10	2.39
75th Percentile	2.33	10.52	9.34	10.27	9.84	-0.61
95th Percentile	-1.28	-0.81	3.55	3.08	-0.61	-8.40
P PRISA I	3.22 (58)	14.19 (49)	13.98 (35)	12.53 (50)	15.77 (31)	2.39 (52)
1 NFI-ODCE	3.39 (54)	13.45 (55)	13.61 (44)	12.66 (47)	14.52 (41)	3.09 (43)

Quarterly Variance Analysis:
PRISA I provided a 1.24% income return and 1.98% appreciation return.
Office properties were the primary contributor to appreciation gain.

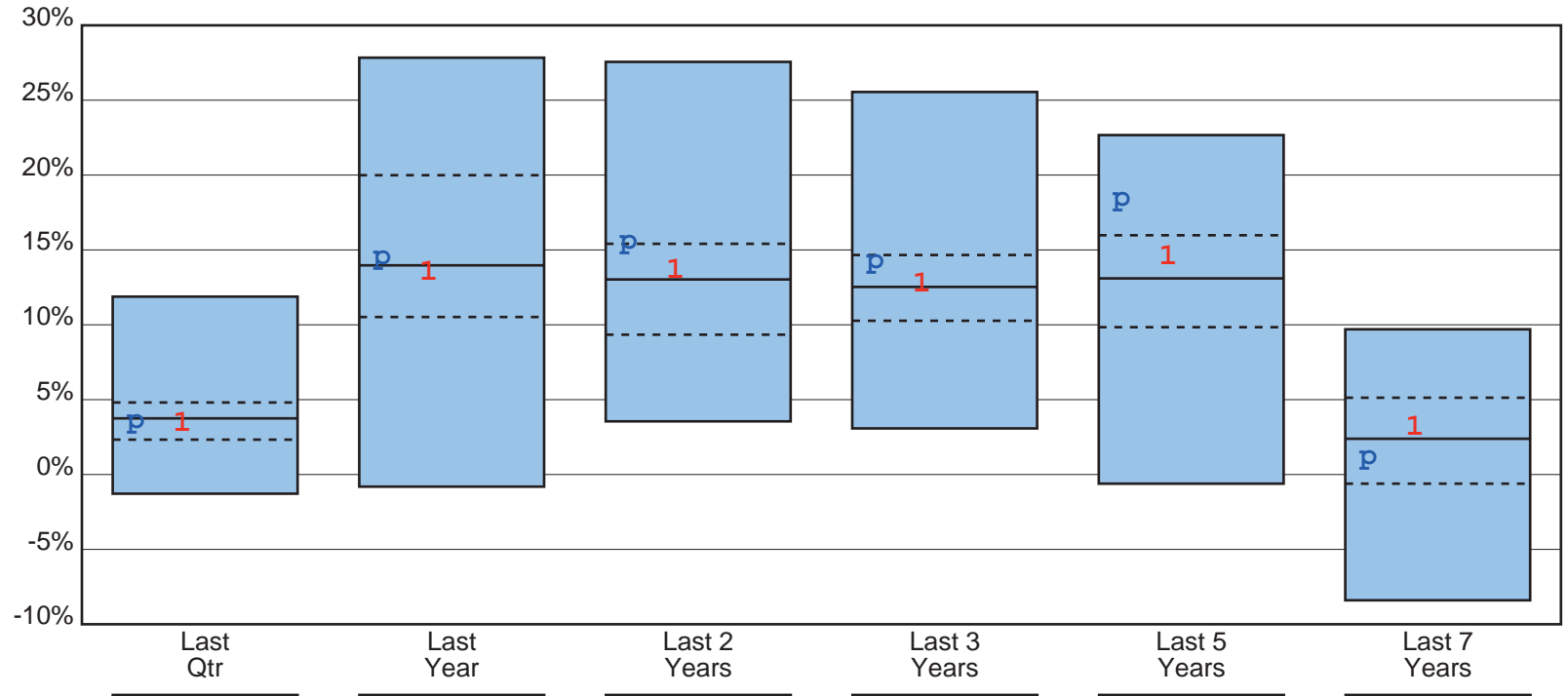
(Note: numbers in parentheses reflect the actual peer group rankings. 1 = high; 99 = low)

Returns for periods greater than one year are annualized.

Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of Real Estate Portfolios Periods Ending 3/15

Fee Schedule: 85 bps
6% incentive fee of distributed cash flow;
Max Fee of 130 bps

Current Fee is 85 bps



	Last Qtr	Last Year	Last 2 Years	Last 3 Years	Last 5 Years	Last 7 Years
5th Percentile	11.88	27.84	27.56	25.55	22.67	9.70
25th Percentile	4.81	19.99	15.41	14.66	15.98	5.13
Median	3.75	13.97	13.03	12.53	13.10	2.39
75th Percentile	2.33	10.52	9.34	10.27	9.84	-0.61
95th Percentile	-1.28	-0.81	3.55	3.08	-0.61	-8.40
P PRISA II	3.56 (52)	14.51 (46)	15.53 (24)	14.22 (28)	18.43 (13)	1.16 (66)
1 NFI-ODCE	3.39 (54)	13.45 (55)	13.61 (44)	12.66 (47)	14.52 (41)	3.09 (43)

Quarterly Variance Analysis:
PRISA II provided a 1.08% income return and 2.48% appreciation return.
Appreciation was strongest in Apartment, Office, and Storage properties.

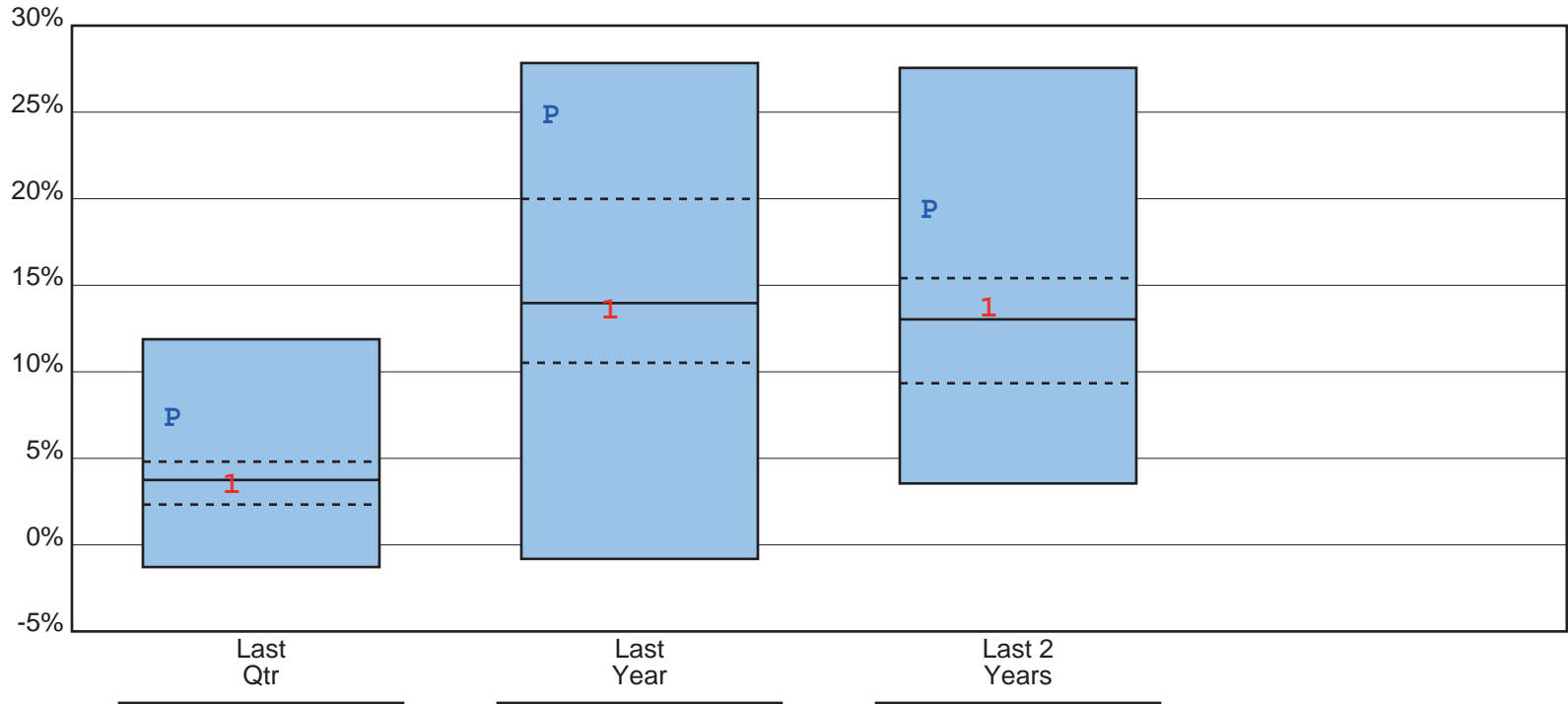
(Note: numbers in parentheses reflect the actual peer group rankings. 1 = high; 99 = low)

Returns for periods greater than one year are annualized.

Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of Real Estate Portfolios Periods Ending 3/15

Fee Schedule: 110 bps
7.5% incentive fee of distributed cash flow;
Max Fee of 180 bps

Current Fee is 110 bps



5th Percentile
25th Percentile
Median
75th Percentile
95th Percentile

P PRISA III
1 NFI-ODCE

11.88
4.81
3.75
2.33
-1.28

27.84
19.99
13.97
10.52
-0.81

27.56
15.41
13.03
9.34
3.55

7.26 (12)
3.39 (54)

24.77 (12)
13.45 (55)

19.28 (14)
13.61 (44)

Quarterly Variance Analysis:

Return contribution consisted of +0.86% from Income and +6.40% from Appreciation.

Appreciation gain was driven by the sale of the Fund's 32% interest in the Highland Hospitality portfolio and the initial appraisal of six pipeline developments.

(Note: numbers in parentheses reflect actual peer group rankings. 1 = high; 99 = low)

Returns for periods greater than one year are annualized.

Southfield Fire & Police Retirement System
Summary of Alternative Investments
Period Ending: December 31, 2014
(One Quarter in Arrears)

Manager	Vintage Year	Committed Capital	Called Capital	% Called	Distributions			Fair Mkt Value ¹	Total Mkt Value ²	Dist. Multiple ³	MoCC ⁴	IRR ⁵
					Return of Capital	Income	Total					
JCR Capital - JCR Fund II	2012	\$5,000,000	\$4,719,490	94%	\$955,290	\$1,299,120	\$2,254,410	\$3,306,871	\$5,561,281	0.46	1.14	13.83%
JCR Capital - JCR Fund III	2014	\$10,000,000	\$4,207,000	42%	\$0	\$13,157	\$13,157	\$4,325,603	\$4,338,760	0.00	1.03	N/A
Total		\$15,000,000	\$8,926,490	60%	\$955,290	\$1,312,277	\$2,267,567	\$7,632,474	\$9,900,041	0.25	1.09	13.23%

Quarterly Analysis:

Target IRR (net) for the life of JCR CRE Finance Fund II is 15%. The expected life for JCR Fund II is through February 2017. \$95,641.31 of capital was called during the quarter. A distribution of \$686,547.53 was made during the quarter. JCR Fund II has made 20 investments. Nine investments have been fully realized. One investment was fully realized during the quarter, yielding a gross IRR of 15.9%. The remaining investments are currently meeting or exceeding JCR's pro forma business plans.

Target IRR (net) for the life of JCR CRE Finance Fund III is 15%. The expected life for JCR Fund III is 5 years from the Final Closing, which is anticipated to occur in 2015. \$1,962,125.99 of capital was called during the quarter. A distribution of \$13,157 was made during the quarter. The Fund has reported a net IRR of 10.4% since inception (5/22/14). All underlying investments are performing as planned.

Fees

JCR CRE Finance Fund II

Management Fee: 1.5% per annum on Committed Capital during the investment period. 1.5% per annum on unreturned, Called Capital thereafter.
 Incentive Fee: 20% after a 9% annual non-compounding Preferred Return and return of all Called Capital.

JCR CRE Finance Fund III

Management Fee: 1.5% per annum on Committed Capital during the investment period. 1.5% per annum on unreturned, Called Capital thereafter.
 Incentive Fee: 20% after a 9% annual non-compounding Preferred Return and return of all Called Capital.

Footnotes

¹Fair Market Value represents all Called Capital plus Net Income or Loss less Capital Distributions and is net of management fees, partnership expenses and carried interest.

²Total Market Value is the sum of Total Distributions and Fair Market Value of unrealized investments

³Distribution Multiple - measure of Total Distributions paid to the investor relative to the total Called Capital (Realized Return)

⁴Multiple of Called Capital - measure of the Total Distributions paid to investors plus the Fair Market Value of the unrealized investments relative to total Called Capital (Total Return)

⁵Internal Rate of Return (IRR) will not be calculated until the conclusion of the investment period (typically 2-3 years from the vintage year) for each Fund. Stated IRR is based on the cash flows that have occurred since inception with the quarter's FMV representing the final cash flow. Final IRR for the Fund(s) will be determined after all investments have been realized and the Fund's life concludes.

Note: Distribution Multiple, Multiple of Called Capital and IRR are net of all fees and expenses

Southfield Fire & Police Retirement System

About This Report

The Board of Trustees of the Southfield Fire and Police Retirement System retained Asset Strategies Portfolio Services, Inc. to evaluate the performance of the external investment managers. LS Investment Advisors, Northern Trust Global Advisors, Loomis Sayles & Company, Morgan Dempsey, 1607 Capital, Brandes, INVESCO, WHV Investment Management, Bradford & Marzec, Nantucket, Prudential Real Estate Investors, and JCR Capital are the investment managers.

Northern Trust invests the Plan's cash and holds various commingled investment funds.

This report was prepared using data compiled from the monthly custodial statements provided by the Northern Trust Company. Asset Strategies does not warrant the accuracy of data provided to us by others, but does attempt to obtain and utilize reliable information.

This report contains analysis of both the total fund and the individual managers' performance over various time periods. The returns calculated by investment managers will occasionally differ (albeit slightly) from the returns calculated by Asset Strategies. This difference is generally explained by any one or a combination of the following: a) managers account for securities purchases, sales, and cash flows on a mid-month basis, while Asset Strategies accounts for transactions on the date of occurrence, b) the pricing sources used by the managers are different from the sources used by the custodian, c) managers report purchases and sales on a trade date basis, while custodial banks generally report on a settlement date basis, d) managers and custodians differ in their method and timing in accounting for accrued income.

Performance for periods greater than one year is annualized and gross-of-fees, unless stated otherwise. Prior investment results are not a guarantee of future performance.

Southfield Fire & Police Retirement System

Investment Policy Summary

(amended March 2014)

Investment Objectives:

- *To earn an average annual return of 7.75% over rolling five-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 50th percentile over twelve month rolling periods and in the 40th percentile over rolling five-year periods, among public employee retirement funds.

Managers' Objectives:

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

Asset Allocation Policy:

<u>Asset Class</u>	<u>Target</u>	<u>Ranges</u>
U.S. Equities	34%	35-70%
Non-U.S. Equities	17%	10-20%
Global Fixed Income	25%	20-50%
Real Estate	14%	0-20%
Alternative Investments	10%	0-20%
Cash Equivalents	0%	0-1%

Equity Portfolios:

- *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 Portfolios:

- *No more than 5% of the portfolio may be invested with one issuer, except for 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 Investment Policies, Procedures, and Objectives.
- *All investment managers should follow State of Michigan laws governing the investment of public retirement plan assets.

GLOSSARY

Policy Index:	the expected performance result each period, calculated using the asset mix targets x the market index returns
Manager Peer Group:	a relative performance benchmark consisting of a group of managers with similar investment styles, philosophies, and processes
Risk:	the variation of a portfolio's returns around its average return over the specified period (standard deviation)
Blue-Chip Stocks:	generally large stable companies that have consistent earnings and usually have long-term growth potential the Dow Jones Industrial Average of 30 stocks is considered a blue chip index
Cyclical Stocks:	generally stocks whose prices and earnings fluctuate with the business cycle examples include automotive manufacturers, steel producers, and textile operations
"Large Cap" Stocks: (Large-Capitalization)	stocks of companies with a market capitalization (the total value of a company's outstanding stock) of more than \$12 billion generally stocks that make up the Dow Jones Industrial Average, the S&P 500, and the Russell 1000
"Mid Cap" Stocks: (Medium-Capitalization)	stocks of companies with a market capitalization (the total value of a company's outstanding stock) of between \$2 and 12 billion generally stocks that make up the S&P 400 and the Russell 2500
"Small Cap" Stocks: (Small-Capitalization)	stocks of companies with a market capitalization (the total value of a company's outstanding stock) of less than \$2 billion generally stocks that make up the S&P 600 and the Russell 2000
Growth Stocks:	stocks of companies that have experienced above-average earnings growth and are expected to continue such growth these stocks often sell at high P/E ratios ... examples include high-tech, healthcare, and financial services companies
Value Stocks:	stocks that are undervalued on a historical basis ... typically characterized by low P/E ratios and higher than average (dividend) yields
<u>Equity Sector Composition:</u>	
Energy:	energy equipment and services and oil/gas explorations, manufacture, and distribution industries
Materials:	chemicals, construction materials, containers & packaging, metals & mining, and paper & forest products industries
Consumer Discretionary:	automobiles and components, consumer durables and apparel, hotels/restaurants and leisure, media, and retail industries
Consumer Staples:	food and drug retailing, food/beverage and tobacco, and household/personal products industries
Healthcare:	healthcare equipment and services, pharmaceuticals, and biotech industries
Financials:	banks, diversified financials, insurance, and real estate industries
Information Technology:	software and services, computer hardware, and networking equipment industries
Telecommunications:	diversified hard-wire and wireless telecommunications and services industries
Utilities:	electric, gas, water, nuclear, and multi-utilities industries
<u>Fixed Income Sector Composition:</u>	
Corporate:	debt obligations of corporations secured by collateral and/or the creditworthiness of the issuing corporation sub-sectors include Finance, Industrial, Transportation, Utilities, CBO's, and Asset-backed
Mortgage-backed:	securities backed by public and private mortgage pools ... investors receive the monthly mortgage payments less any administrative fees, including interest, principal, and prepayments on the mortgage pool ... these instruments are typically issued by a federal or governmental agency
Treasuries:	debt obligations of the U.S. government secured by its full faith and credit issued at various schedules and maturities
Maturity:	date when the principal or stated value of a fixed income security becomes due and payable in full to the bondholder(s)
Yield:	the return to a bondholder who holds a bond security under it matures
Yield-to-Maturity:	the internal rate of return on a bond bought at the current price and held to maturity ... this assumes that coupon income is reinvested at the Y-t-M

GLOSSARY (continued)

Risk Measure and Risk Statistics Summary Exhibits:

Historical Beta:	a measure of the volatility of the portfolio in comparison to its benchmark ... also considered to be a measure of the systematic risk of a portfolio
Historical Alpha:	the excess return of the portfolio relative to the return of its benchmark (due to the manager's security and/or sector selections)
R-Squared:	a measure that represents the percentage of a portfolio's movement that can be explained by movement in its benchmark index
Standard Deviation:	a statistical measure of portfolio risk ... it reflects the average deviation of the observations from their historical mean
Tracking Error:	the divergence between the price behavior of the portfolio and the price behavior of its benchmark
Sharpe Ratio:	a risk-adjusted measure of performance ... the higher, the better the portfolio's return gained per unit of risk taken
Treynor Ratio:	measures the excess return per unit of systematic "market" risk taken in a portfolio
Information Ratio:	measures the excess return per unit of residual "non-market" (specific to the manager) risk in a portfolio
Residual Risk:	the unsystematic, firm-specific, or diversifiable risk of a security or portfolio
Downside Risk:	differentiates between "good" risk (upside volatility) and "bad" risk (downside volatility)
Up Market Capture Ratio:	the percentage of the total market movement achieved by the manager during a period in which the benchmark performance increases
Down Market Capture Ratio:	the percentage of the total market movement achieved by the manager during a period in which the benchmark performance decreases
Batting Average:	a measure that represents an investment manager's ability to meet or beat an index