

Southfield Fire&Police Retirement System

Investment Performance Analysis

March 31, 2016



**Asset
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GLOBAL CAPITAL MARKETS REVIEW

Periods Ending - 3/31/2016

Quarterly Market Review

Real GDP in the U.S. grew at an annualized rate of 0.5% in 1Q16, the slowest rate in two years. Non-residential investment was the biggest drag on 1Q16 real GDP. The U.S. labor market continued to add jobs, however the unemployment rate remained steady at 5.0% due to increased labor force participation. The Federal Reserve kept the target federal funds rate unchanged at its March meeting. Inflation, as measured by the Broad Consumer Price Index (CPI), increased 0.68% in the quarter, largely due to the increase in energy prices.

U.S. equities (S&P 500, +1.35%) rebounded in March after a poor start to the year. Large cap equities (Russell 1000, +1.17%) outperformed small cap (Russell 2000, -1.52%) and micro cap (Russell Micro Cap, -5.43%) equities during the quarter. The Utilities (+15.22%), Telecom Services (+14.66%) and Consumer Staples (+5.39%) sectors were the best performers for the quarter. The worst performing sectors were Financials (-3.73%) and Health Care (-6.66%).

U.S. Treasury yields fell in the first six weeks of the year due to their attractiveness as a safe-haven asset. Short-term U.S. Treasury issues (Barclays U.S. Treasury 1-3 Years, +0.90%) underperformed long-term Treasuries (Barclays U.S. Treasury Long, +8.15%) during the quarter. Credit spreads tightened in the latter part of the quarter which led to high yield bonds (Barclays U.S. High Yield, +3.35%) outperforming investment grade issues (Barclays U.S. Aggregate, +3.03%).

Foreign equity markets fell slightly during the quarter (MSCI ACWI x-U.S. -0.26%). Emerging market equities (MSCI Emerging Markets, +5.75%) outperformed developed market (MSCI EAFE, -2.88%) equities. The slight fall in the U.S. dollar from highs reached in 4Q15 aided performance for emerging market equities. Asia-pacific equities (MSCI Pacific, -3.79%) underperformed European equities (MSCI Europe, -2.51%) during the quarter.

U.S. Equity Market Indices

	Quarter	1 Year	3 Year	5 Year	10 Year
Standard & Poor's 500	1.35	1.78	11.83	11.58	7.01
Russell 1000	1.17	0.50	11.53	11.35	7.06
Russell Mid Cap	2.24	-4.04	10.45	10.29	7.44
Russell 2000	-1.52	-9.76	6.84	7.20	5.26
Russell Micro Cap	-5.43	-13.05	6.34	6.61	3.17

International Equity Market Indices

	Quarter	1 Year	3 Year	5 Year	10 Year
MSCI EAFE	-2.88	-7.87	2.68	2.76	2.27
MSCI ACWI x-US	-0.26	-8.78	0.76	0.76	2.39
MSCI Emerging Markets	5.75	-11.70	-4.15	-3.80	3.34

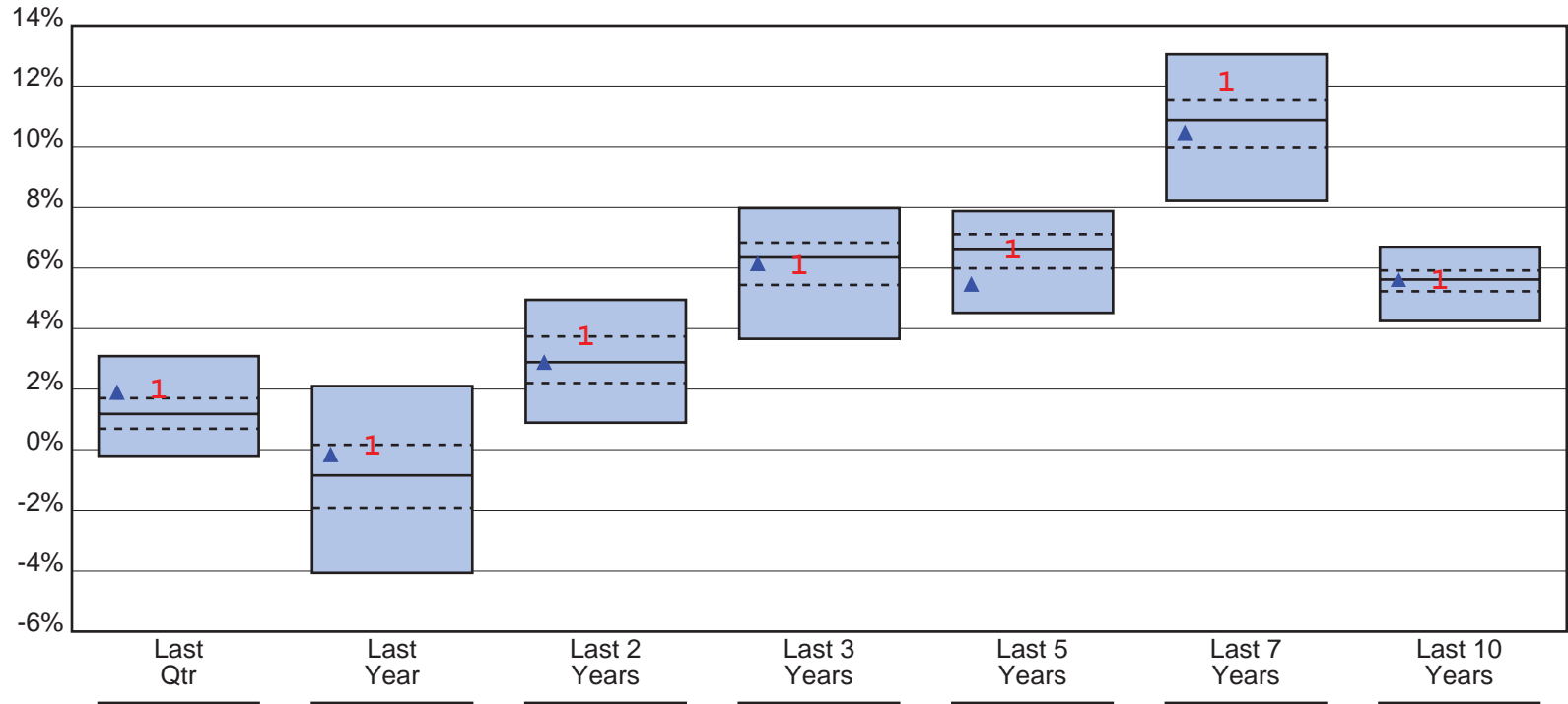
Global Fixed Income Indices

	Quarter	1 Year	3 Year	5 Year	10 Year
Barclays U.S. Aggregate	3.03	1.96	2.50	3.78	4.90
Barclays Corporate H-Y	3.35	-3.69	1.84	4.93	7.01
Barclays Global Agg x-US	8.26	6.69	-0.32	0.39	3.89

Other Indices

	Quarter	1 Year	3 Year	5 Year	10 Year
NAREIT - Composite	5.86	4.06	9.20	11.39	6.10
NCREIF Property Index	2.21	11.84	11.91	11.93	7.61
ML Convertible Bond	-1.56	-7.54	6.58	6.20	5.93
Broad CPI	0.68	0.85	0.76	1.28	1.77
U.S. 91 Day Treasury Bill	0.07	0.12	0.07	0.08	1.14
HFRI FoF Composite	-2.83	-5.41	1.86	1.35	1.48

Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of Total Fund Public Sponsors Periods Ending 3/16



Policy Index
(effective 4Q15)

U.S. Equity	34%
Non-U.S. Equity	16%
U.S. Fixed Income	20%
Alternative Investments	16%
Real Estate	14%
Cash Equivalents	0%

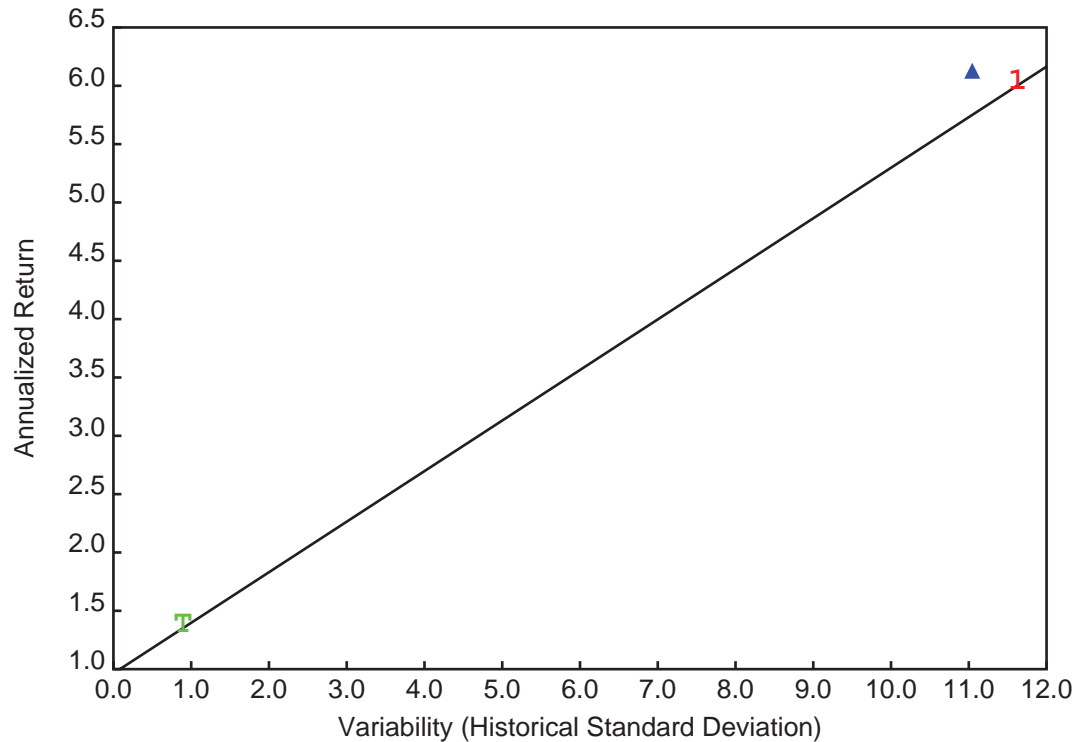
	Last Qtr	Last Year	Last 2 Years	Last 3 Years	Last 5 Years	Last 7 Years	Last 10 Years
5th Percentile	3.09	2.10	4.95	7.98	7.88	13.05	6.68
25th Percentile	1.70	0.16	3.74	6.84	7.12	11.56	5.92
Median	1.18	-0.85	2.89	6.35	6.60	10.87	5.62
75th Percentile	0.69	-1.92	2.20	5.44	5.99	9.98	5.23
95th Percentile	-0.20	-4.06	0.89	3.66	4.52	8.22	4.25
▲ Total Fund Composite	1.87 (20)	-0.19 (33)	2.86 (52)	6.12 (55)	5.44 (87)	10.43 (65)	5.60 (52)
1 Policy Index	1.93 (16)	0.07 (26)	3.68 (26)	6.01 (57)	6.53 (55)	12.09 (11)	5.52 (55)

Quarterly Variance Analysis:

Strong Total Fund results slightly trailed the Policy Index primarily due to underperformance from the Loomis Sayles large cap value portfolio and Nantucket (hedge fund manager).

(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 3/16

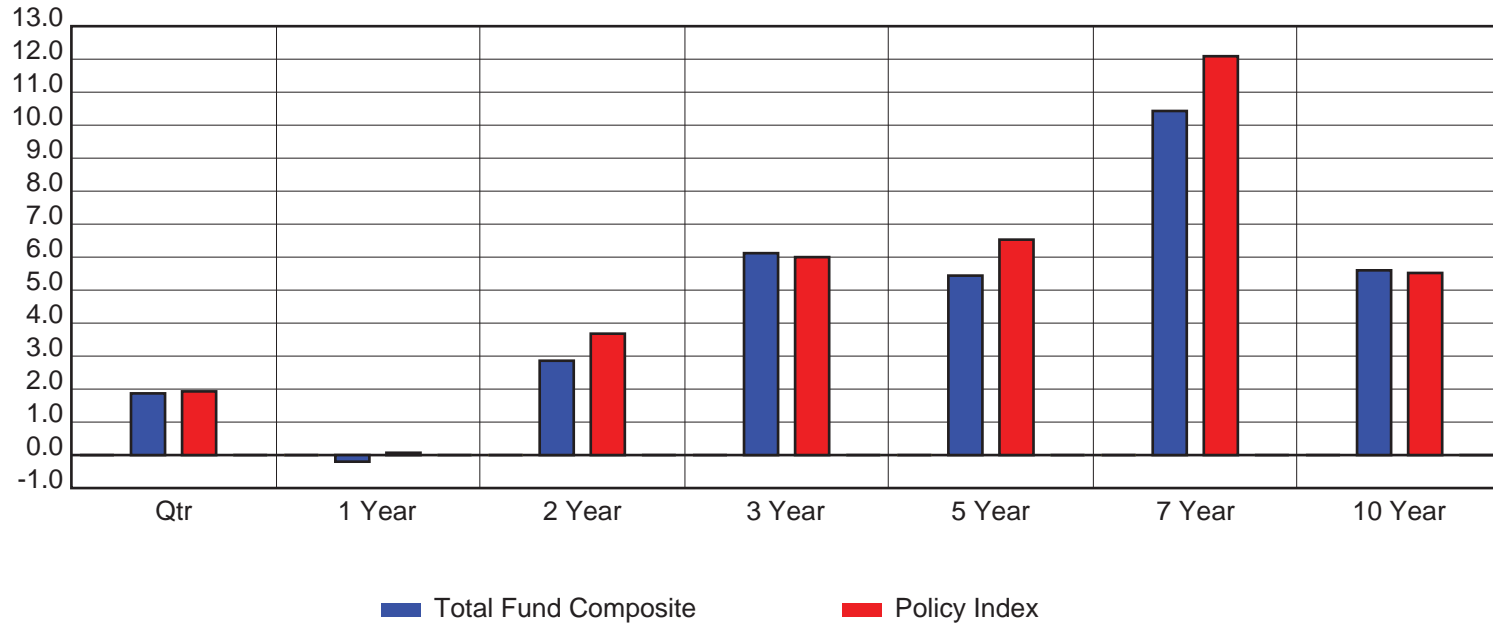


	Annualized Return	Variability	Reward	Sharpe Ratio
▲ Total Fund Composite	6.12	11.13	4.74	0.43
1 Policy Index	6.03	11.69	4.65	0.40
T 91-Day Treasury Bill	1.38	0.96	0.00	0.00

Longer-term Fund Performance vs. Objectives:
Total Fund results exceed expectations over the past 11.25 years.

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System Performance Bar Chart Total Fund Composite Periods Ending 3/31/16



	Qtr	1 Year	2 Year	3 Year	5 Year	7 Year	10 Year
Total Return	1.87	-0.19	2.86	6.12	5.44	10.43	5.60
Policy Index	1.93	0.07	3.68	6.01	6.53	12.09	5.52
Asset Growth (\$000)							
Beginning Market Value	186,984	198,642	198,025	184,277	196,824	152,593	215,533
Net Contributions & Withdrawals	-2,600	-10,064	-20,916	-30,155	-54,372	-83,725	-120,910
Gain/Loss + Income	3,375	-819	10,650	33,637	45,308	118,892	93,136
Ending Market Value	187,759	187,759	187,759	187,759	187,759	187,759	187,759

Southfield Fire&Police Retirement System
 Asset Allocation vs Target & Policy
 Total Fund Composite
 As of 3/31/16

Manager	Market Value	Actual %	Target %	Policy %	Policy Range %
Loomis Sayles LC Value	16,273,651.22	8.67	9.00		
NTGI S&P Midcap 400 - Lending	16,481,670.78	8.78	9.00		
LSIA Dividend Aristocrats	22,469,562.91	11.97	11.00		
Morgan Dempsey	9,263,921.11	4.93	5.00		
Total Domestic Equity	64,488,806.02	34.35	34.00	34.00	30.00 - 70.00
1607 Capital Partners	18,450,737.05	9.83	10.00		
Brandes Emerging Mkts	4,933,247.62	2.63	4.00		
Total International Equity	23,383,984.67	12.45	14.00	16.00	10.00 - 20.00
Avignon - Mortgage Loan	3,420,000.00	1.82	0.00		
Loomis Sayles Full Discretion	17,988,397.86	9.58	10.00		
Bradford & Marzec	18,144,472.34	9.66	10.00		
Total Domestic Fixed Income	39,552,870.20	21.07	20.00	20.00	20.00 - 50.00
Cash Reserve Acct	2,519,678.40	1.34	0.00		
Total Short Term	2,519,678.40	1.34	0.00	0.00	0.00 - 1.00
PRISA I	6,688,970.75	3.56	2.67		
PRISA II	4,664,107.48	2.48	2.67		
PRISA III	5,388,674.03	2.87	2.67		
Invesco International REIT	3,910,487.71	2.08	2.00		
JCR Capital Fund 2	2,364,785.00	1.26	3.00		
JCR Capital Fund 3	3,611,034.34	1.92	3.00		
Total Real Estate	26,628,059.31	14.18	16.00	14.00	0.00 - 20.00
Nantucket Institutional	11,834,529.33	6.30	6.00		
Fintan Institutional Fund	9,753,786.42	5.19	5.00		

NOTE: \$MVs shown for JCR Capital Fund 2 and JCR Capital Fund 3 are preliminary the Cash Reserve Account (#2679236) includes \$129,490.06 received from PRISA (I, II, III) on 4/01/2016

Southfield Fire&Police Retirement System
 Asset Allocation vs Target & Policy
 Total Fund Composite
 As of 3/31/16

Manager	Market Value	Actual %	Target %	Policy %	Policy Range %
KStone ARV Fund	9,597,619.00	5.11	5.00		
Total Hedge Fund	31,185,934.75	16.61	16.00	16.00	0.00 - 20.00
Total Fund Composite	187,759,333.35	100.00	100.00		

CONCLUSIONS

Investment Performance Evaluation, First Quarter 2016

1. Total Fund return of +2.27% slightly trailed the Policy Index primarily due to underperformance from the Loomis Sayles large cap value portfolio and Nantucket (hedge fund manager).
2. In their fourth quarter of probation (4/01/2015 - 3/31/2016), Morgan Dempsey exceeded their benchmark by 6.32%. We recommend removal of probation.
3. In their fourth quarter of probation (4/01/2015 - 3/31/2016), Brandes exceeded their benchmark by 8.03%. We recommend removal of probation.
4. Loomis Sayles large cap value equity returns have deteriorated since Warren Koontz resigned in September 2014. Neither short-term or long-term results meets expectations. We recommend six months probation, 4/01 - 9/30/2016.
5. Avignon Holdings LLC - carried at \$3.42 million book value. No investment activity this period.
6. We did not detect any violations of investment policies or guidelines.
7. As of 5/04/2015, asset allocations are within policy ranges.

FUNDamental Facts

1. The top performing asset during 1Q16 was lean hogs (with a +35.2% return) followed by gold at +16.5%. The worst performing asset during 1Q16 was rough rice (down 18.1%). – Elliot Eisenburg, Ph.D
2. The technology sector is the largest sector (by market capitalization) in the S&P 500 index at 20.8%. The materials sector is the smallest sector (by market capitalization) at 2.8%. – JP Morgan Asset Management
3. Since 1900, the average length of economic expansions has been 48 months and the average length of economic recessions has been 15 months. The current economic expansion is 81 months (from July 2009 to March 2016). – JP Morgan Asset Management & National Bureau of Economic Research
4. The S&P 500 fell 14.2% from its all-time high on May 21, 2015 (close price of 2130.82) to a low on February 11, 2016 (close price of 1829.08). – Yahoo! Finance
5. From 12/31/05 to 12/31/15 the total federal debt in the United States increased from \$8.17 trillion to \$18.92 trillion. This is an increase of 131%. – Federal Reserve Bank of St. Louis Economic Research

Commission Recapture Program

<u>Broker</u>	<u>2002 thru 2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	Current Quarter: <u>1Q2016</u>
Bank of New York *	\$92,922	\$9,338	\$6,458	\$5,200	\$2,796	\$2,501	\$1,325	\$484
Income to Fund	\$92,922	\$9,338	\$6,458	\$5,200	\$2,796	\$2,501	\$1,325	\$484

* (formerly L, J&R)

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

Securities Lending Program (Northern Trust)

	<u>2002 thru 2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	Current Quarter: <u>1Q2016</u>
Gross Income	\$460,820	\$62,080	\$97,838	\$98,488	\$110,349	\$131,990	\$123,118	\$32,857
Less: Program Fees	\$184,900	\$24,795	\$39,093	\$39,342	\$44,072	\$52,698	\$49,144	\$13,120
Income To Fund	\$275,920	\$37,285	\$58,745	\$59,146	\$66,277	\$79,292	\$73,974	\$19,737

Southfield Fire&Police Retirement System Performance Summary Table Periods Ending 3/31/16

Manager	1 Qtr	1 Year	2 Yrs	3 Yrs	5 Yrs	7 Yrs	10 Yrs	Incept Date	Incept Ret
LSIA Dividend Aristocrats									
Total Return	7.18	7.57	11.47	13.87				6/30/12	16.67
S&P 500 Dividends Aristocrats	6.71	6.94	11.11	13.59				6/30/12	16.64
Variance	0.47	0.63	0.36	0.28				6/30/12	0.03
Rank	1	1	1	2					
Loomis Sayles LC Value									
Total Return	-0.77	-3.62	2.51	9.46	9.88	15.18	6.93	6/30/95	9.14
Russell 1000 Value	1.64	-1.54	3.75	9.38	10.25	16.31	5.72	6/30/95	9.45
Variance	-2.41	-2.08	-1.25	0.08	-0.36	-1.13	1.21	6/30/95	-0.31
Rank	84	76	74	59	66	84	34		
NTGI S&P Midcap 400 - Lending									
Total Return	4.11	-3.24	4.20	9.62	9.32			6/30/09	16.19
S&P MidCap 400	3.78	-3.60	4.00	9.46	9.52			6/30/09	16.26
Variance	0.33	0.36	0.20	0.16	-0.21			6/30/09	-0.07
Rank	17	9	16	17	57				
Morgan Dempsey									
Total Return	3.74	-3.27	-4.20					3/31/14	-4.20
40/60 R-2000-V / Russ-Micro	-2.58	-10.87	-3.69					3/31/14	-3.69
Variance	6.32	7.59	-0.51					3/31/14	-0.51
Rank	21	23	91						91

Southfield Fire&Police Retirement System Performance Summary Table Periods Ending 3/31/16

Manager	1 Qtr	1 Year	2 Yrs	3 Yrs	5 Yrs	7 Yrs	10 Yrs	Incept Date	Incept Ret
1607 Capital Partners									
Total Return	-0.57	-8.04	-3.83	1.50	2.22	12.45		6/30/06	4.92
MSCI ACWI x-US	-0.26	-8.77	-4.76	0.77	0.75	9.66		6/30/06	2.43
Variance	-0.32	0.74	0.92	0.73	1.47	2.79		6/30/06	2.49
Rank	54	61	61	68	67	38			
Brandes Emerging Mkts									
Total Return	13.79	-3.08						6/30/14	-12.79
MSCI Emerging Markets	5.76	-11.69						6/30/14	-9.85
Variance	8.03	8.62						6/30/14	-2.94
Rank	2	8							
Invesco International REIT									
Total Return	3.52	-3.72	2.24	1.38	5.28	12.93		12/31/08	10.47
FTSE EPRA/NAREIT Global x-US	5.19	-1.72	3.12	2.06	5.35	14.48		12/31/08	11.44
Variance	-1.67	-2.00	-0.89	-0.68	-0.07	-1.56		12/31/08	-0.98
Rank	39	95	93	95	88	29			
Bradford & Marzec									
Total Return	2.44	2.34	3.68					9/30/13	4.02
Barclays Intm Aggregate	2.31	2.20	3.21					9/30/13	3.00
Variance	0.13	0.14	0.47					9/30/13	1.02
Rank	59	26	38						

Southfield Fire&Police Retirement System Performance Summary Table Periods Ending 3/31/16

Manager	1 Qtr	1 Year	2 Yrs	3 Yrs	5 Yrs	7 Yrs	10 Yrs	Incept Date	Incept Ret
Loomis Sayles Full Discretion									
Total Return	2.82	-0.67	2.04					9/30/13	3.67
Barclays U.S. Aggregate	3.03	1.96	3.82					9/30/13	3.75
Variance	-0.21	-2.63	-1.79					9/30/13	-0.08
Rank	76	95	89						
Nantucket Institutional									
Total Return	-5.38	-7.86	1.96	5.26	5.51	8.03		6/30/08	4.00
HFRI Diversified FoF Index	-2.79	-5.33	-0.01	1.99	1.52	3.47		6/30/08	0.48
Variance	-2.60	-2.52	1.97	3.27	3.98	4.55		6/30/08	3.52
Rank	91	69	36	18	6	13			
Fintan Institutional Fund									
Total Return	-1.71							9/30/15	-1.59
HFRI Conservative FoF Index	-2.04							9/30/15	-2.01
Variance	0.33							9/30/15	0.42
Rank	20								13
KStone ARV Fund									
Total Return	-2.45							9/30/15	-2.75
HFRI Conservative FoF Index	-2.04							9/30/15	-2.01
Variance	-0.40							9/30/15	-0.74
Rank	25								25

Southfield Fire&Police Retirement System Performance Summary Table Periods Ending 3/31/16

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	2.96	16.50	16.08	15.66	14.80	9.77	6.20	6/30/93	8.11
NFI-ODCE	2.18	13.66	13.55	13.62	13.26	9.06	6.32	6/30/93	8.26
Variance	0.78	2.84	2.52	2.03	1.54	0.71	-0.12	6/30/93	-0.15
Rank	49	19	21	20	18	38	33		
PRISA I									
Total Return	2.20	14.22	14.20	14.06	13.65	9.14	6.12	12/31/05	6.40
NFI-ODCE	2.18	13.66	13.55	13.62	13.26	9.06	6.32	12/31/05	6.53
Variance	0.02	0.56	0.65	0.43	0.39	0.08	-0.20	12/31/05	-0.14
Rank	62	32	36	30	31	44	35		
PRISA II									
Total Return	2.49	16.32	15.41	15.80	15.71	10.46	5.55	12/31/05	5.71
NFI-ODCE	2.18	13.66	13.55	13.62	13.26	9.06	6.32	12/31/05	6.53
Variance	0.31	2.66	1.86	2.17	2.45	1.40	-0.78	12/31/05	-0.82
Rank	58	20	24	19	14	34	49		
PRISA III									
Total Return	4.72	21.94	23.34	20.16				3/31/13	20.16
NFI-ODCE	2.18	13.66	13.55	13.62				3/31/13	13.62
Variance	2.54	8.28	9.79	6.53				3/31/13	6.53
Rank	24	9	8	11					11

Southfield Fire&Police Retirement System Performance Summary Table Periods Ending 3/31/16

Manager	1 Qtr	1 Year	2 Yrs	3 Yrs	5 Yrs	7 Yrs	10 Yrs	Incept Date	Incept Ret
Total Fund Composite									
Total Return	1.87	-0.19	2.86	6.12	5.44	10.43	5.60	12/31/88	7.47
Policy Index	1.93	0.07	3.68	6.01	6.53	12.09	5.52	12/31/88	8.42
Variance	-0.06	-0.26	-0.82	0.12	-1.09	-1.66	0.08	12/31/88	-0.95
Rank	20	33	52	55	87	65	52		
Total Return (Net of Fees)	1.65	-1.07	1.99						

Southfield Fire&Police Retirement System
 Risk Statistic Summary
 Quarterly 3 Year Ending 3/31/16

Manager	Return	Standard Deviation	Tracking Error	R-Squared	Historical Beta	Historical Alpha	Information Ratio	Sharpe Ratio
LSIA Dividend Aristocrats	13.87	8.65	0.29	1.00	1.00	0.05	0.88	1.59
S&P 500 Dividends Aristocrats	13.59	8.61						
Loomis Sayles LC Value	9.46	9.73	2.23	0.95	1.05	-0.08	0.05	0.96
Russell 1000 Value	9.38	9.04						
NTGI S&P Midcap 400 - Lending	9.62	9.88	0.26	1.00	1.01	0.03	0.60	0.97
S&P MidCap 400	9.46	9.82						
Morgan Dempsey	NA	NA	NA	NA	NA	NA	NA	NA
40/60 R-2000-V / Russ-Micro	NA	NA						
1607 Capital Partners	1.50	11.93	1.66	0.98	1.01	0.18	0.45	0.12
MSCI ACWI x-US	0.77	11.66						
Brandes Emerging Mkts	NA	NA	NA	NA	NA	NA	NA	NA
MSCI Emerging Markets	NA	NA						
Invesco International REIT	1.38	9.45	1.46	0.98	0.94	-0.14	-0.49	0.14
FTSE EPRA/NAREIT Global x-US	2.06	9.92						
Bradford & Marzec	NA	NA	NA	NA	NA	NA	NA	NA
Barclays Intm Aggregate	NA	NA						
Loomis Sayles Full Discretion	NA	NA	NA	NA	NA	NA	NA	NA
Barclays U.S. Aggregate	NA	NA						

Southfield Fire&Police Retirement System Risk Statistic Summary Quarterly 3 Year Ending 3/31/16

Manager	Return	Standard Deviation	Tracking Error	R-Squared	Historical Beta	Historical Alpha	Information Ratio	Sharpe Ratio
Nantucket Institutional	5.26	6.45	3.24	0.85	1.54	0.56	1.02	0.80
HFRI Diversified FoF Index	1.99	3.89						
Fintan Institutional Fund	NA	NA	NA	NA	NA	NA	NA	NA
HFRI Conservative FoF Index	NA	NA						
KStone ARV Fund	NA	NA	NA	NA	NA	NA	NA	NA
HFRI Conservative FoF Index	NA	NA						
PRISA Real Estate Composite	15.66	1.28	1.08	0.81	1.05	0.28	1.71	12.17
NFI-ODCE	13.62	1.01						
PRISA I	14.06	1.35	0.98	0.84	1.01	0.07	0.40	10.35
NFI-ODCE	13.62	1.01						
PRISA II	15.80	1.39	1.20	0.78	1.06	0.29	1.64	11.31
NFI-ODCE	13.62	1.01						
PRISA III	20.16	3.12	2.98	0.49	1.34	0.38	1.99	6.44
NFI-ODCE	13.62	1.01						
Total Fund Composite	6.12	5.59	1.06	0.97	1.08	-0.09	0.13	1.08
Policy Index	6.01	5.07						

Southfield Fire&Police Retirement System

Large Neutral Cumulative Performance Comparisons

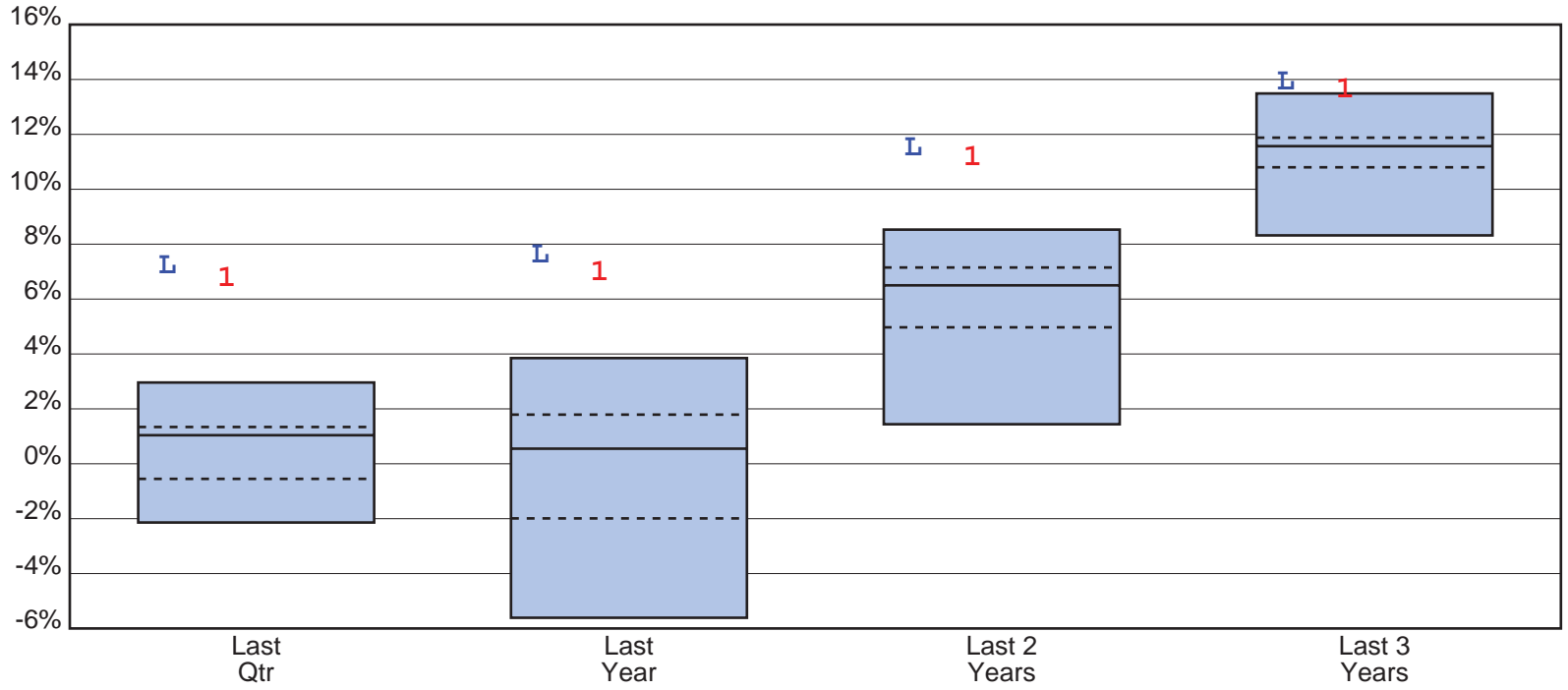
Total Returns of Equity Portfolios

Periods Ending 3/16

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	Last 3 Years
5th Percentile	2.96	3.85	8.53	13.49
25th Percentile	1.34	1.79	7.15	11.88
Median	1.04	0.55	6.50	11.57
75th Percentile	-0.55	-1.99	4.97	10.80
95th Percentile	-2.14	-5.61	1.44	8.32

L LSIA Dividend Aristocrats	7.18 (1)	7.57 (1)	11.47 (1)	13.87 (2)
1 S&P 500 Dividends Aristocrats	6.71 (1)	6.94 (1)	11.11 (1)	13.59 (4)

Quarterly Variance Analysis:

Performance slightly exceeded the index due to an additional \$2 million invested in January, during market sell-off. Performance outperformed the broad (S&P 500) market (+1.35%). This index normally contains about 50 stocks.

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

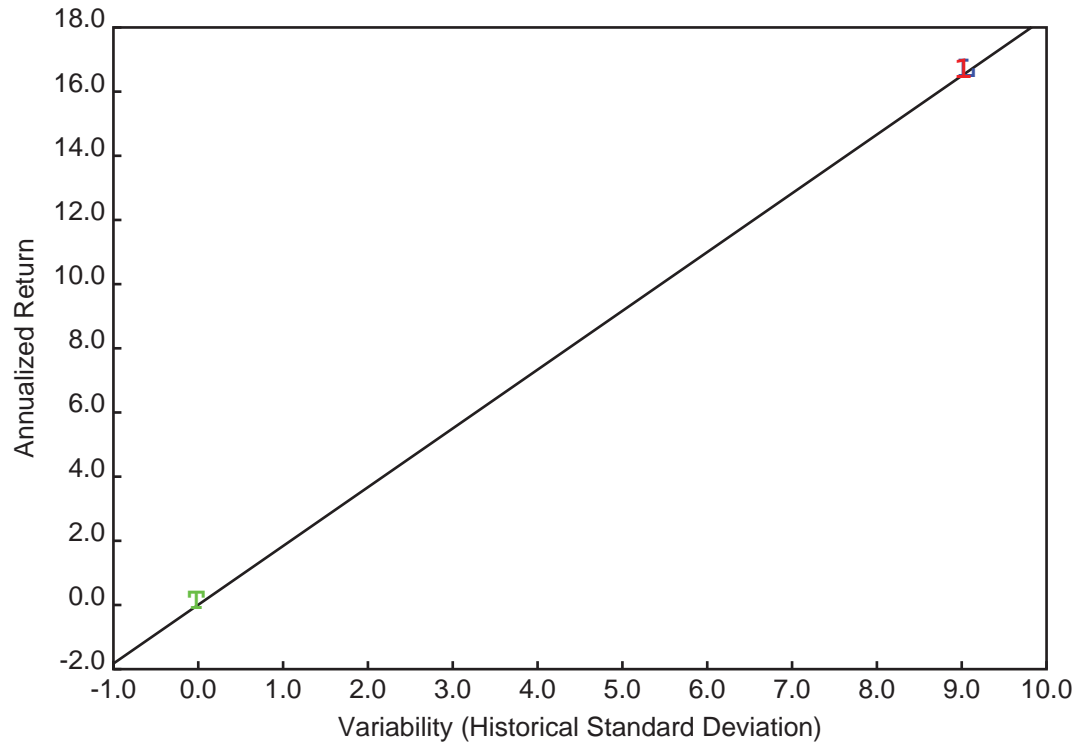
Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 6/12 to 3/16

Manager Annual Return: +16.67
 Less: Annual Fee -0.09

 +16.58

 Less: Benchmark Return -16.64

 Net Value-added Result -0.06



	Annualized Return	Variability	Reward	Sharpe Ratio
L LSIA Dividend Aristocrats	16.67	9.12	16.58	1.82
1 S&P 500 Dividends Aristocrats	16.64	9.08	16.56	1.82
T 91-Day Treasury Bill	0.08	0.04	0.00	0.00

Manager Performance vs. Objectives:
 Index strategy meets expectations after 3.75 years.

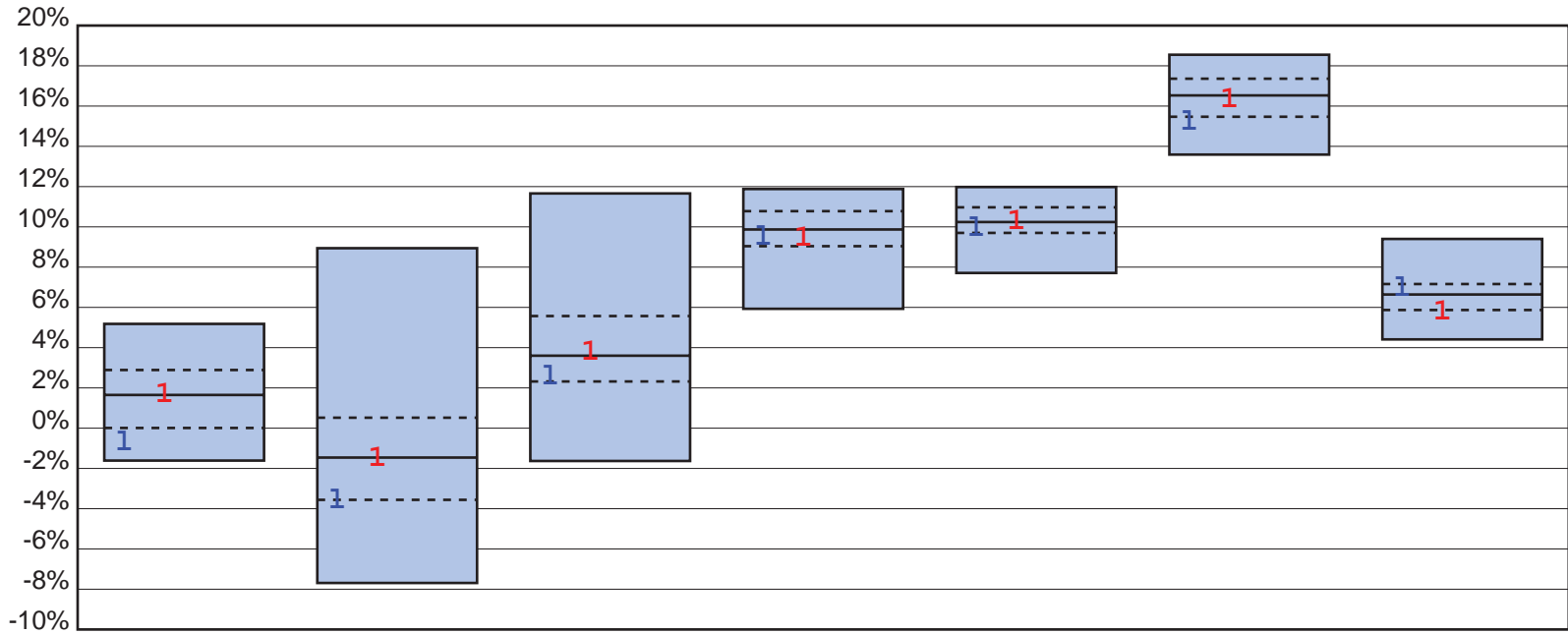
Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System

Large Value Cumulative Performance Comparisons

Total Returns of Equity Portfolios

Periods Ending 3/16



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	5.18	8.94	11.66	11.88	11.98	18.55	9.40
25th Percentile	2.89	0.52	5.57	10.78	10.97	17.36	7.16
Median	1.65	-1.46	3.60	9.87	10.24	16.53	6.64
75th Percentile	0.01	-3.56	2.32	9.04	9.70	15.47	5.87
95th Percentile	-1.61	-7.69	-1.63	5.93	7.71	13.59	4.41
1 Loomis Sayles LC Value	-0.77 (84)	-3.62 (76)	2.51 (74)	9.46 (59)	9.88 (66)	15.18 (84)	6.93 (34)
1 Russell 1000 Value	1.64 (50)	-1.54 (51)	3.75 (48)	9.38 (64)	10.25 (48)	16.31 (63)	5.72 (92)

Quarterly Variance Analysis:
 Underperformance is primarily attributed to poor stock selection across multiple sectors, particularly in the Financials and Health Care sectors.
 (Note: numbers in parentheses reflect the actual peer group rankings. 1 = high; 99 = low)

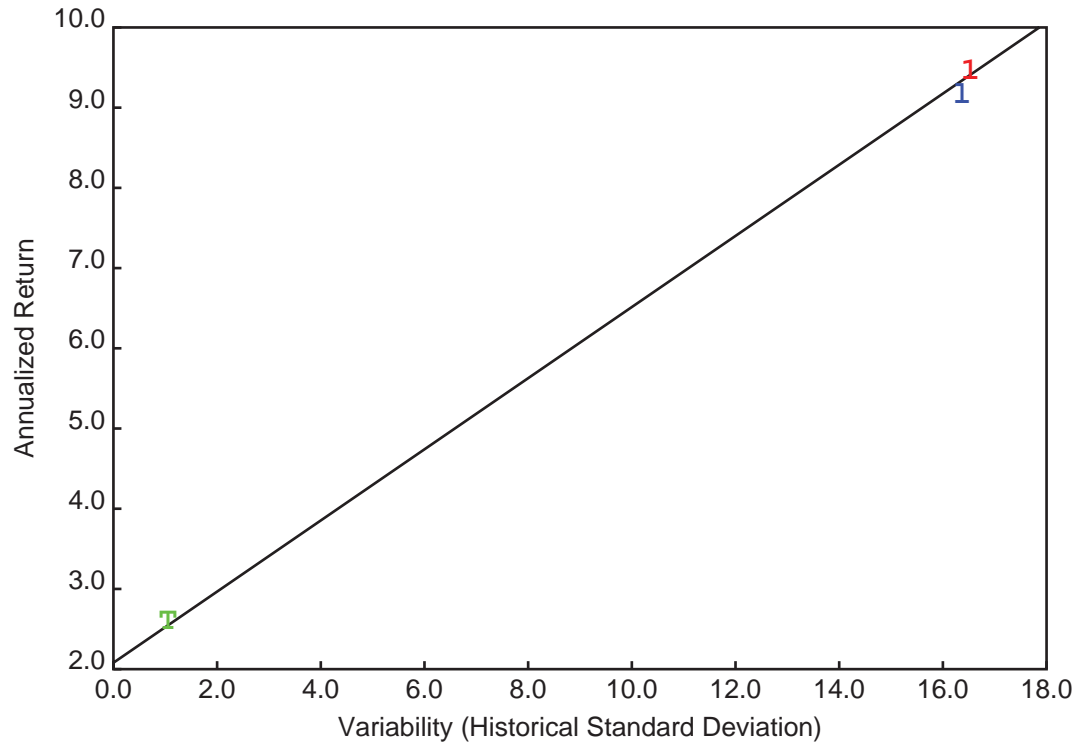
Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 6/95 to 3/16

Manager Annual Return: +9.14
 Less: Annual Fee -0.50

 +8.64

 Less: Benchmark Return -9.45

 Net Value-added Result -0.81



	Annualized Return	Variability	Reward	Sharpe Ratio
1 Loomis Sayles LC Value	9.14	16.47	6.54	0.40
1 Russell 1000 Value	9.45	16.62	6.86	0.41
T 91-Day Treasury Bill	2.59	1.15	0.00	0.00

Manager Performance vs. Objectives:
 While portfolio manager trails expectations after 20.75 years, results for the past 10 years exceed expectations.

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System

Midcap Neutral Cumulative Performance Comparisons

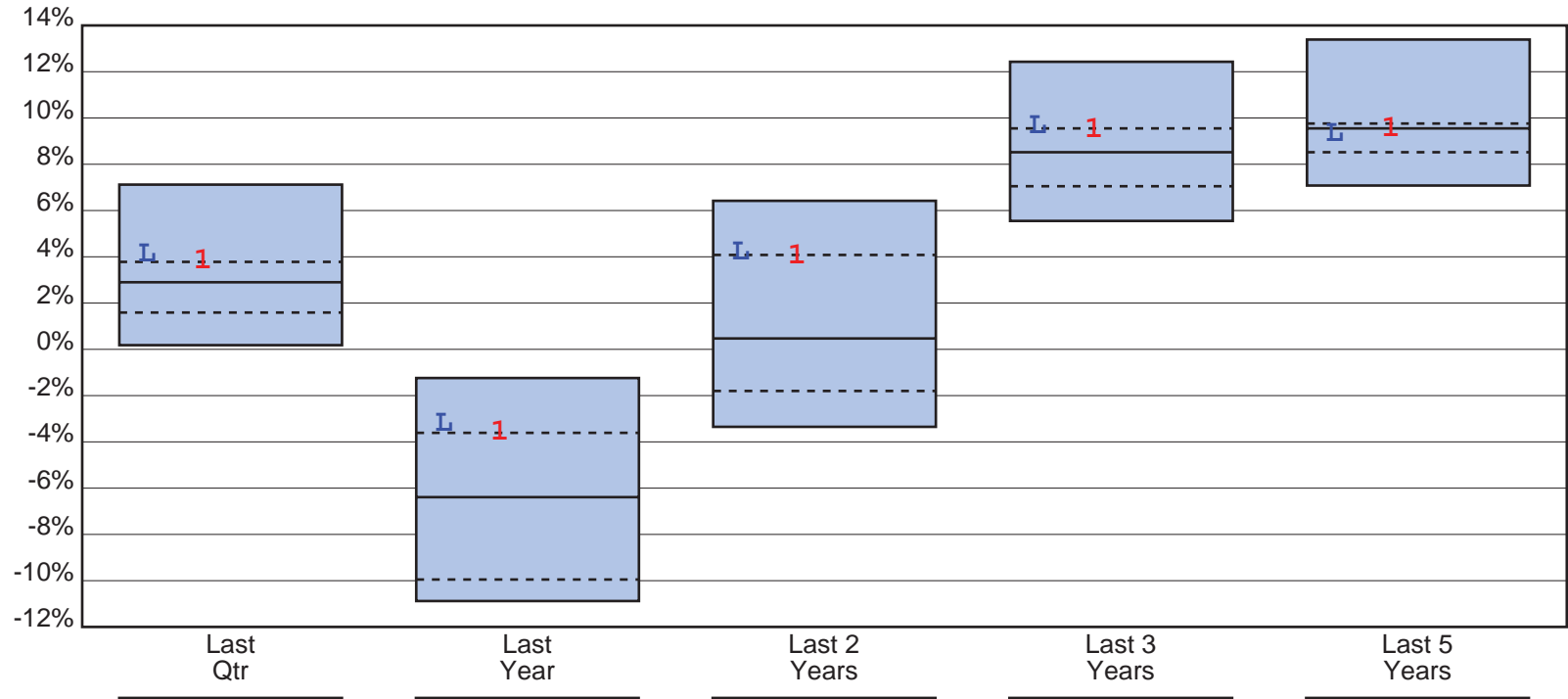
Total Returns of Equity Portfolios

Periods Ending 3/16

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	7.12	-1.24	6.42	12.43	13.39
25th Percentile	3.78	-3.61	4.08	9.55	9.76
Median	2.90	-6.39	0.47	8.52	9.55
75th Percentile	1.59	-9.95	-1.80	7.05	8.52
95th Percentile	0.18	-10.88	-3.35	5.55	7.08

L NTGI S&P Midcap 400 - Lending	4.11 (17)	-3.24 (9)	4.20 (16)	9.62 (17)	9.32 (57)
1 S&P MidCap 400	3.78 (25)	-3.60 (23)	4.00 (31)	9.46 (36)	9.52 (52)

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)

Returns for periods greater than one year are annualized.

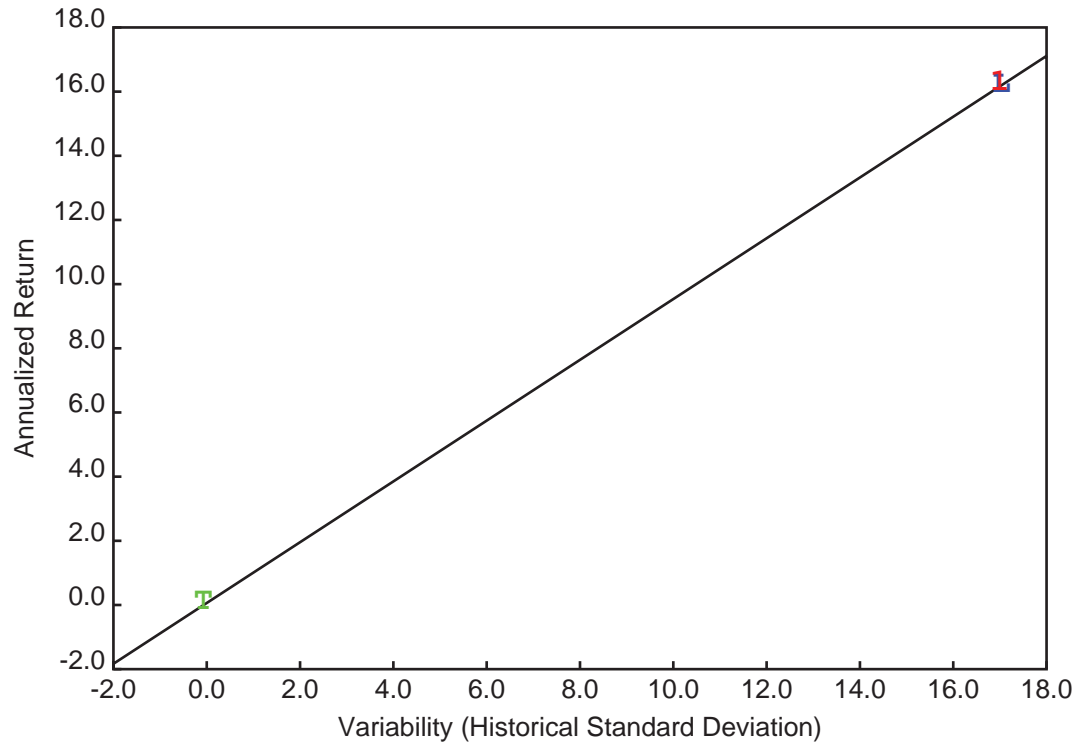
Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 6/09 to 3/16

Manager Annual Return: +16.19
 Less: Annual Fee -0.04

 +16.15

 Less: Benchmark Return -16.26

 Net Value-added Result -0.11



	Annualized Return	Variability	Reward	Sharpe Ratio
L NTGI S&P Midcap 400 - Lending	16.19	17.15	16.09	0.94
1 S&P MidCap 400	16.26	17.10	16.16	0.95
T 91-Day Treasury Bill	0.10	0.04	0.00	0.00

Manager Performance vs. Objectives:

This index fund strategy meets expectations after 6.75 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

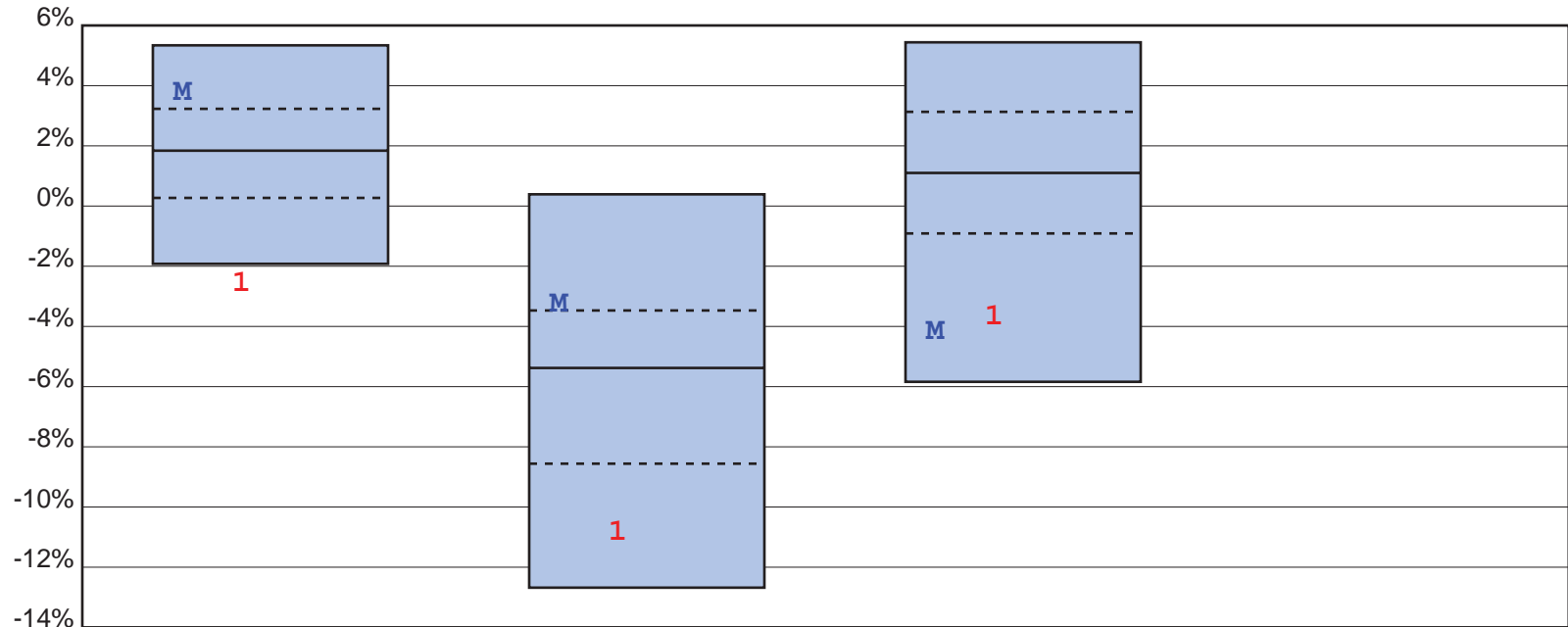
Total Returns of Equity Portfolios

Periods Ending 3/16

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	Last 2 Years
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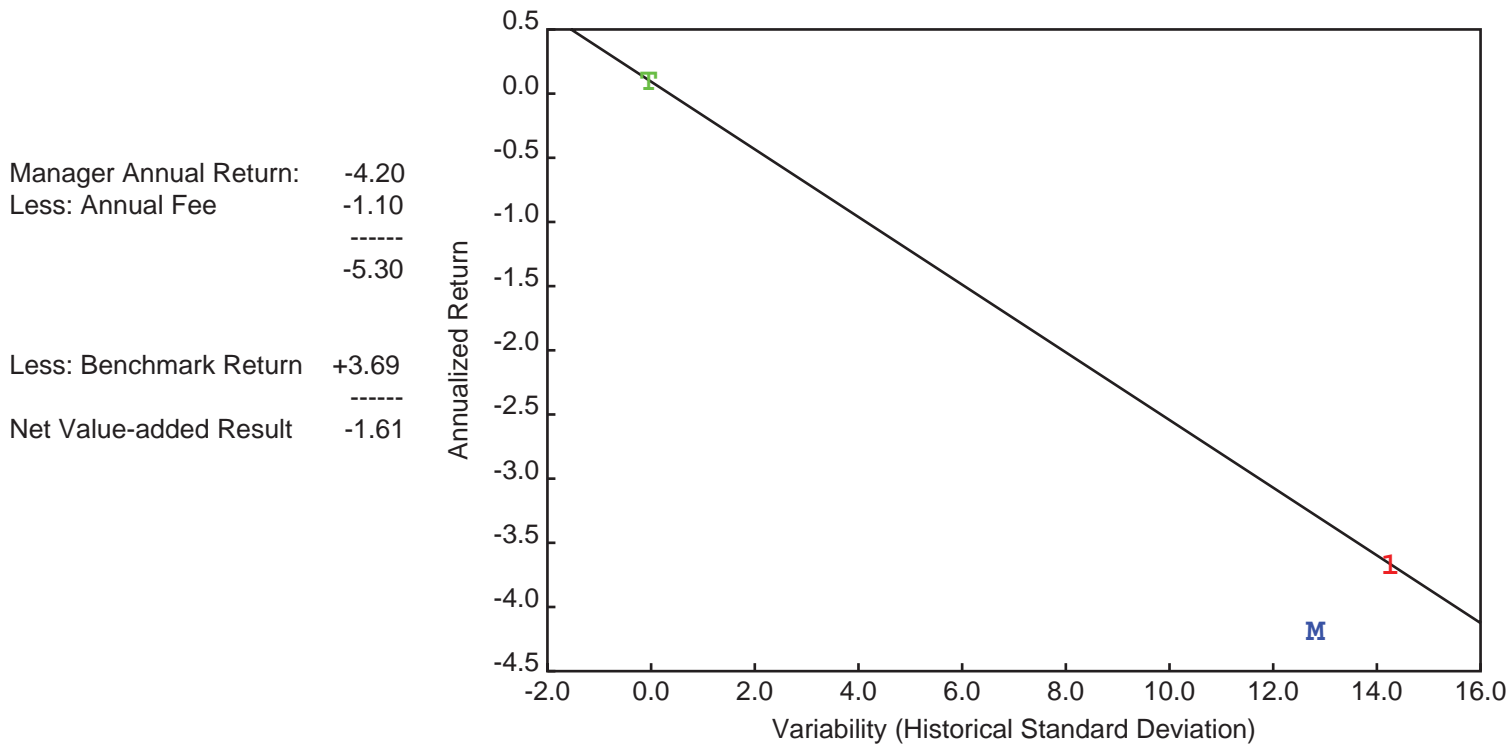
5th Percentile	5.34	0.39	5.44
25th Percentile	3.23	-3.47	3.13
Median	1.84	-5.38	1.10
75th Percentile	0.27	-8.56	-0.91
95th Percentile	-1.92	-12.68	-5.84

M Morgan Dempsey	3.74 (21)	-3.27 (23)	-4.20 (91)
1 40/60 R-2000-V / Russ-Micro	-2.58 (96)	-10.87 (90)	-3.69 (90)

Quarterly Variance Analysis:
Significant outperformance is attributed to good stock selection across multiple sectors, particularly within the Industrials, Consumer Discretionary, and Health Care sectors.

(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 3/16



Manager Annual Return: -4.20
 Less: Annual Fee -1.10

 -5.30

 Less: Benchmark Return +3.69

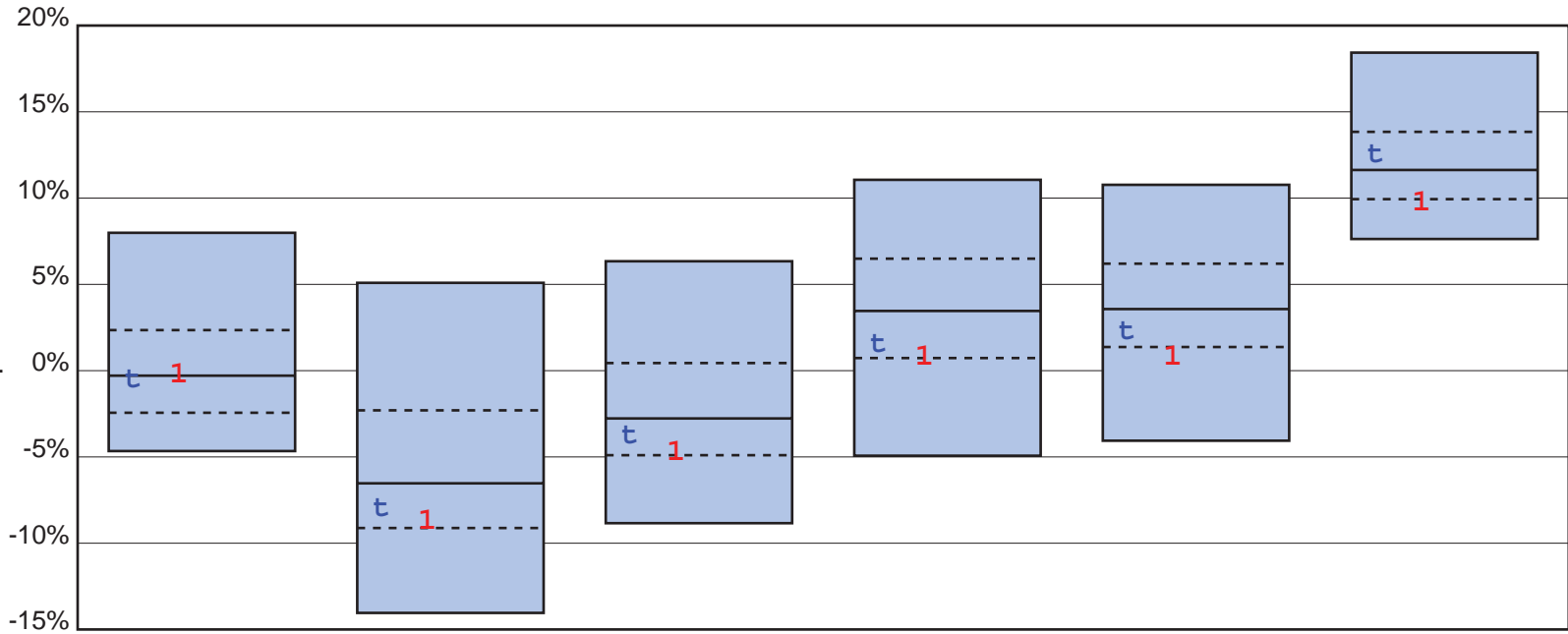
 Net Value-added Result -1.61

	Annualized Return	Variability	Reward	Sharpe Ratio
M Morgan Dempsey	-4.20	12.91	-4.28	-0.33
1 40/60 R-2000-V / Russ-Micro	-3.69	14.35	-3.77	-0.26
T 91-Day Treasury Bill	0.08	0.05	0.00	0.00

Longer-term Performance vs. Objectives:
 This micro and small cap manager trails expectations after 1.75 years and is on probation.

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of International Equity Portfolios Periods Ending 3/16



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

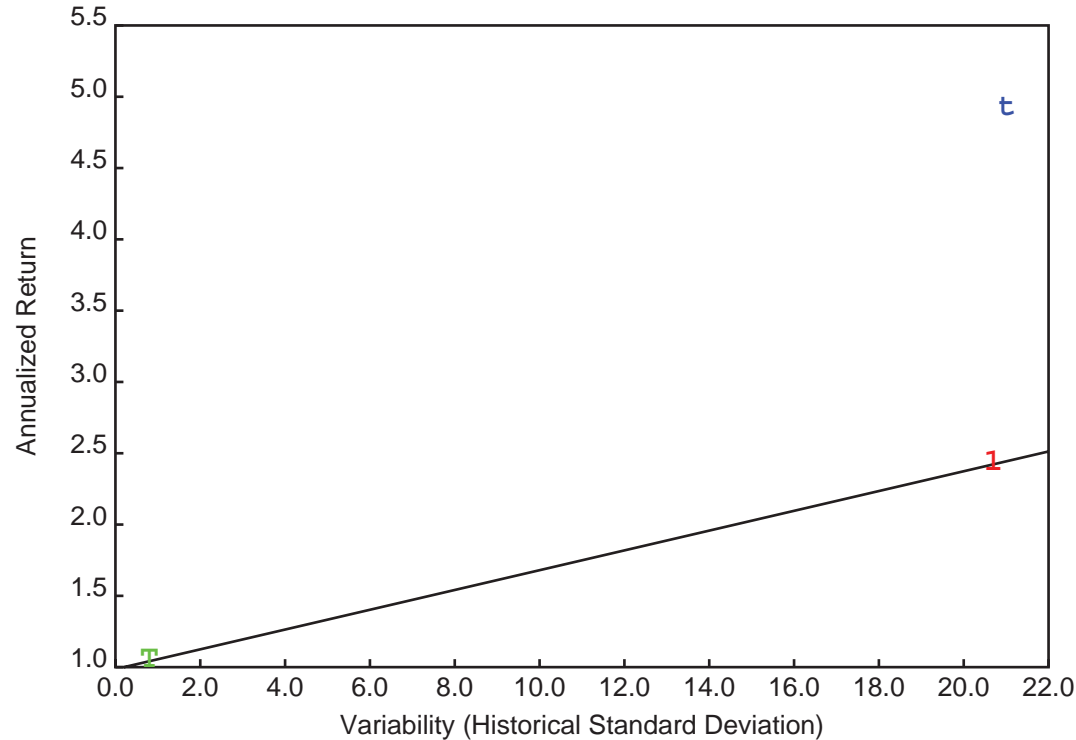
Fee schedule: 75 bps.
(and internal expenses)

	Last Qtr	Last Year	Last 2 Years	Last 3 Years	Last 5 Years	Last 7 Years
5th Percentile	7.99	5.09	6.34	11.06	10.77	18.43
25th Percentile	2.35	-2.30	0.44	6.49	6.20	13.84
Median	-0.29	-6.53	-2.77	3.46	3.57	11.63
75th Percentile	-2.44	-9.12	-4.90	0.73	1.37	9.94
95th Percentile	-4.66	-14.04	-8.84	-4.93	-4.06	7.63
t 1607 Capital Partners	-0.57 (54)	-8.04 (61)	-3.83 (61)	1.50 (68)	2.22 (67)	12.45 (38)
1 MSCI ACWI x-US	-0.26 (49)	-8.77 (71)	-4.76 (73)	0.77 (74)	0.75 (78)	9.66 (79)

Quarterly Variance Analysis:
Performance slightly trailed the benchmark.
The manager acknowledges differences in total portfolio valuation with the custodian on a quarter-to-quarter basis.
Exposure to emerging markets was approximately 26.0% of the portfolio.
At the end of the quarter, 1607 held 112 closed-end funds. The universe of closed-end funds is 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 3/16



Manager Annual Return: +4.92
 Less: Annual Fee -0.75
 Less: Global C/T Fees -0.10
 (Custody/Transaction) -----
 +4.07

 Less: Benchmark Return -2.43

 Net Value-added Result +1.64

	Annualized Return	Variability	Reward	Sharpe Ratio
t 1607 Capital Partners	4.92	21.12	3.86	0.18
1 MSCI ACWI x-US	2.43	20.81	1.37	0.07
T 91-Day Treasury Bill	1.05	0.92	0.00	0.00

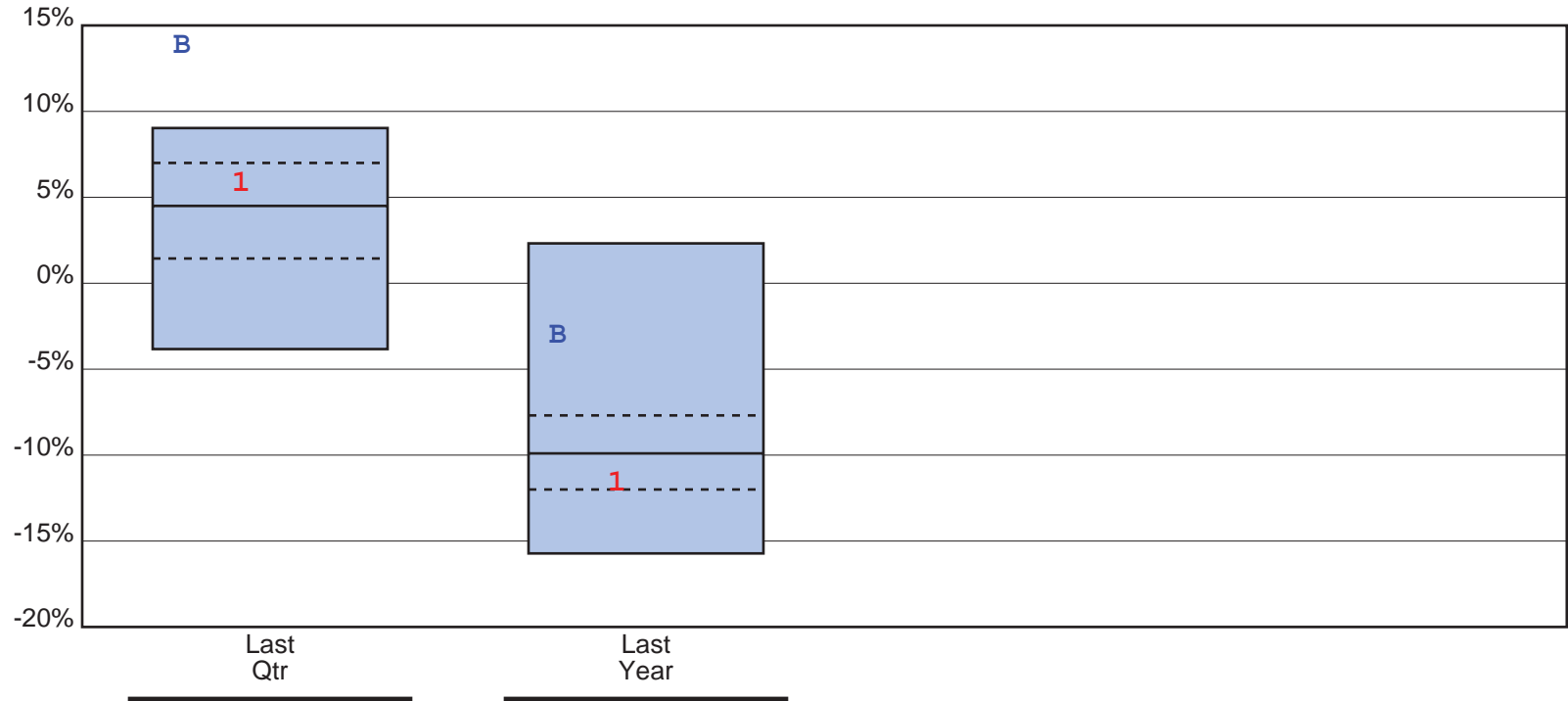
Manager Performance vs. Objectives:
 Portfolio manager exceeds expectations after 9.75 years.

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of Emerging Markets Portfolios Periods Ending 3/16

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

Current Fee is 95 bps

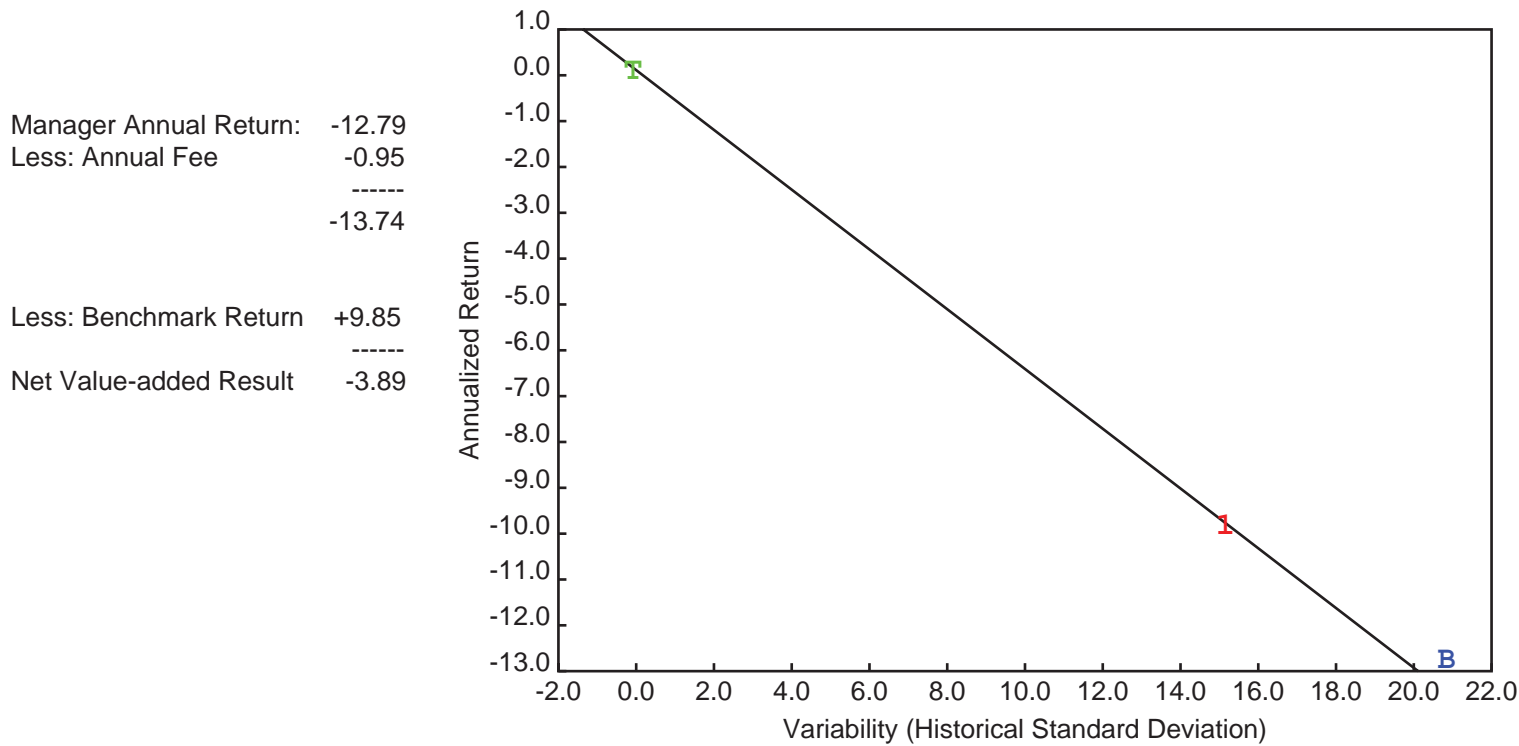


	Last Qtr	Last Year
5th Percentile	9.03	2.32
25th Percentile	7.00	-7.69
Median	4.50	-9.90
75th Percentile	1.44	-12.00
95th Percentile	-3.83	-15.72

B Brandes Emerging Mkts	13.79 (2)	-3.08 (8)
1 MSCI Emerging Markets	5.76 (38)	-11.69 (69)

Quarterly Variance Analysis:
 Outperformance is primarily due to exposure to Brazil (20.5% of the portfolio at quarter-end).
 Stock selection in Banks, Metals & Mining, Water Utilities, and Airlines further contributed to relative results.
 (Note: the numbers in parentheses reflect actual peer group rankings. 1=high; 99 low)

Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 6/14 to 3/16



Manager Annual Return: -12.79
 Less: Annual Fee -0.95

 -13.74

 Less: Benchmark Return +9.85

 Net Value-added Result -3.89

	Annualized Return	Variability	Reward	Sharpe Ratio
B Brandes Emerging Mkts	-12.79	20.98	-12.87	-0.61
1 MSCI Emerging Markets	-9.85	15.28	-9.93	-0.65
T 91-Day Treasury Bill	0.08	0.05	0.00	0.00

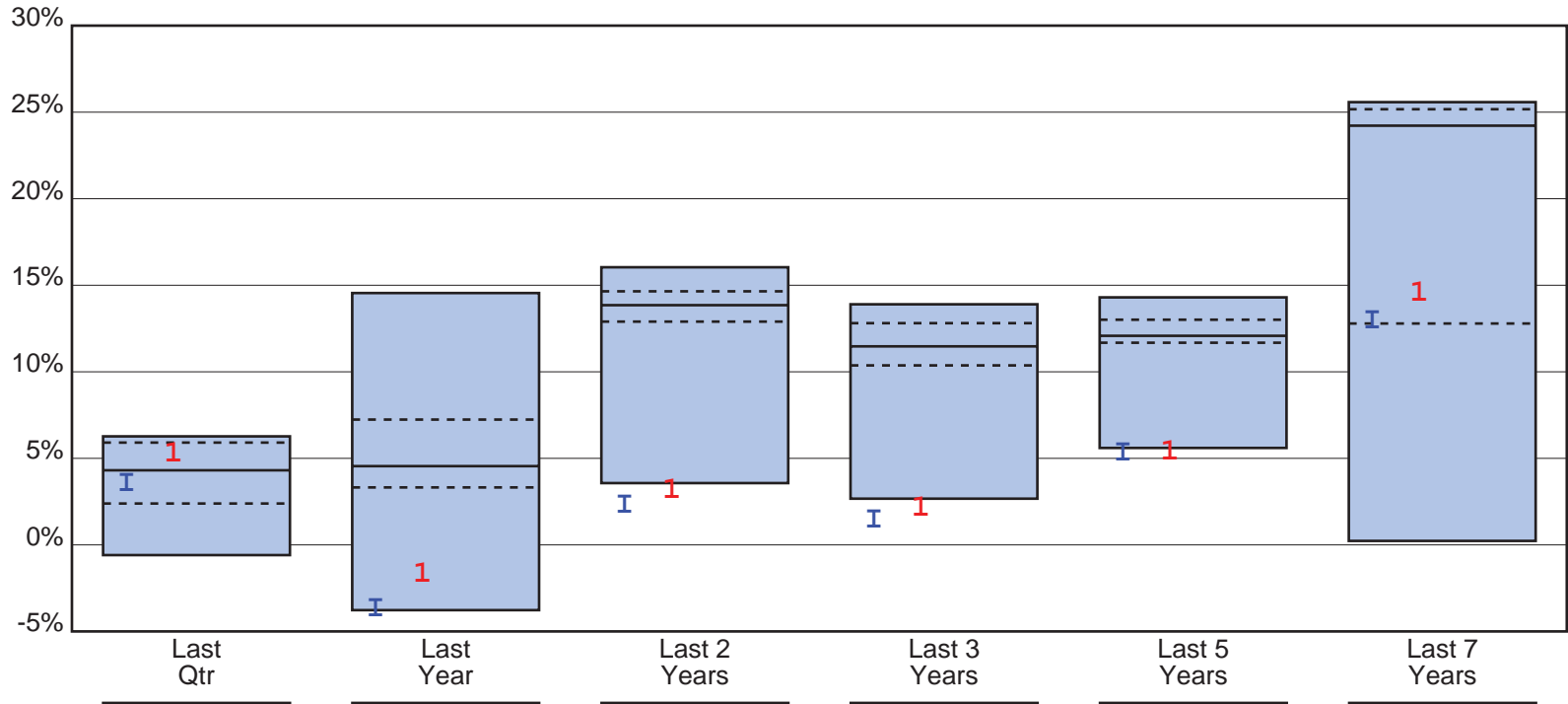
Manager Performance vs. Objectives:
 Portfolio manager trails expectations after 1.75 years and is on probation.

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of Public REIT Portfolios Periods Ending 3/16

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	Last 7 Years
5th Percentile	6.27	14.55	16.04	13.90	14.30	25.58
25th Percentile	5.91	7.24	14.65	12.81	13.01	25.17
Median	4.31	4.55	13.85	11.47	12.08	24.22
75th Percentile	2.39	3.32	12.90	10.37	11.68	12.79
95th Percentile	-0.59	-3.77	3.57	2.67	5.60	0.23

I Invesco International REIT	3.52 (66)	-3.72 (93)	2.24 (100)	1.38 (99)	5.28 (95)	12.93 (70)
1 FTSE EPRA/NAREIT Global x-US	5.19 (30)	-1.72 (91)	3.12 (100)	2.06 (99)	5.35 (95)	14.48 (70)

Quarterly Variance Analysis:

Underperformance is primarily attributed to poor stock selection in Asia (Hong Kong and Singapore). Stock selection in Europe (UK) further detracted from relative results.

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

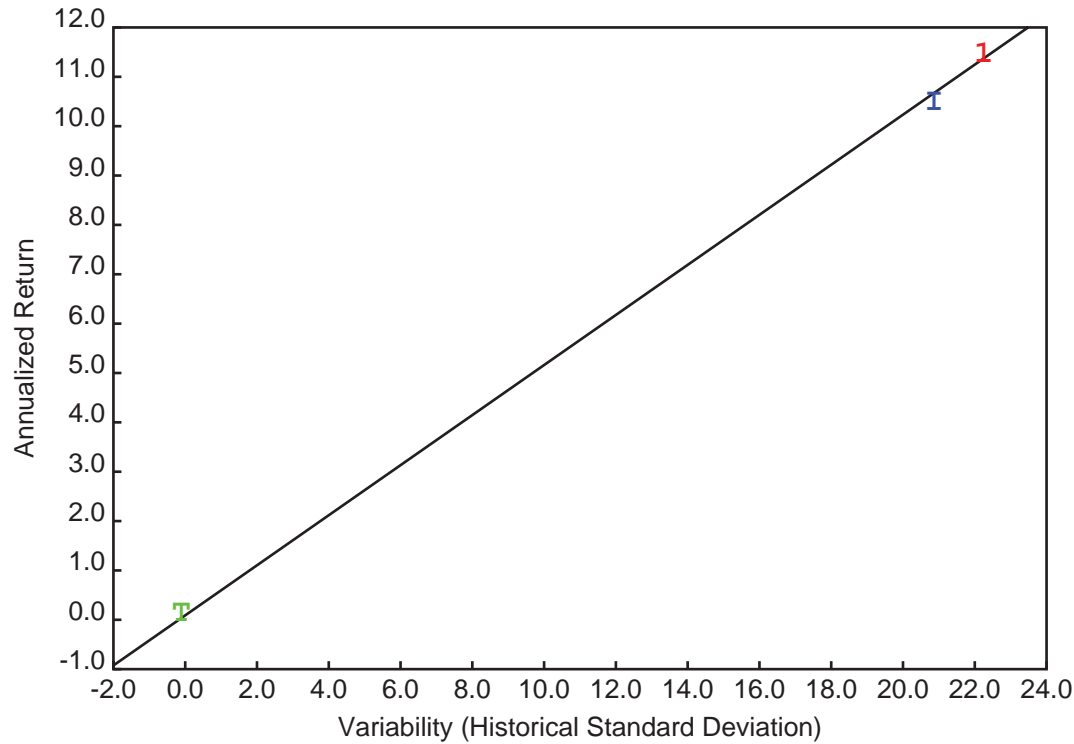
Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 12/08 to 3/16

Manager Annual Return: +10.47
 Less: Annual Fee -0.80

 +9.67

 Less: Benchmark Return -11.44

 Net Value-added Result -1.77



	Annualized Return	Variability	Reward	Sharpe Ratio
I Invesco International REIT	10.47	21.01	10.36	0.49
1 FTSE EPRA/NAREIT Global x-US	11.44	22.38	11.34	0.51
T 91-Day Treasury Bill	0.11	0.04	0.00	0.00

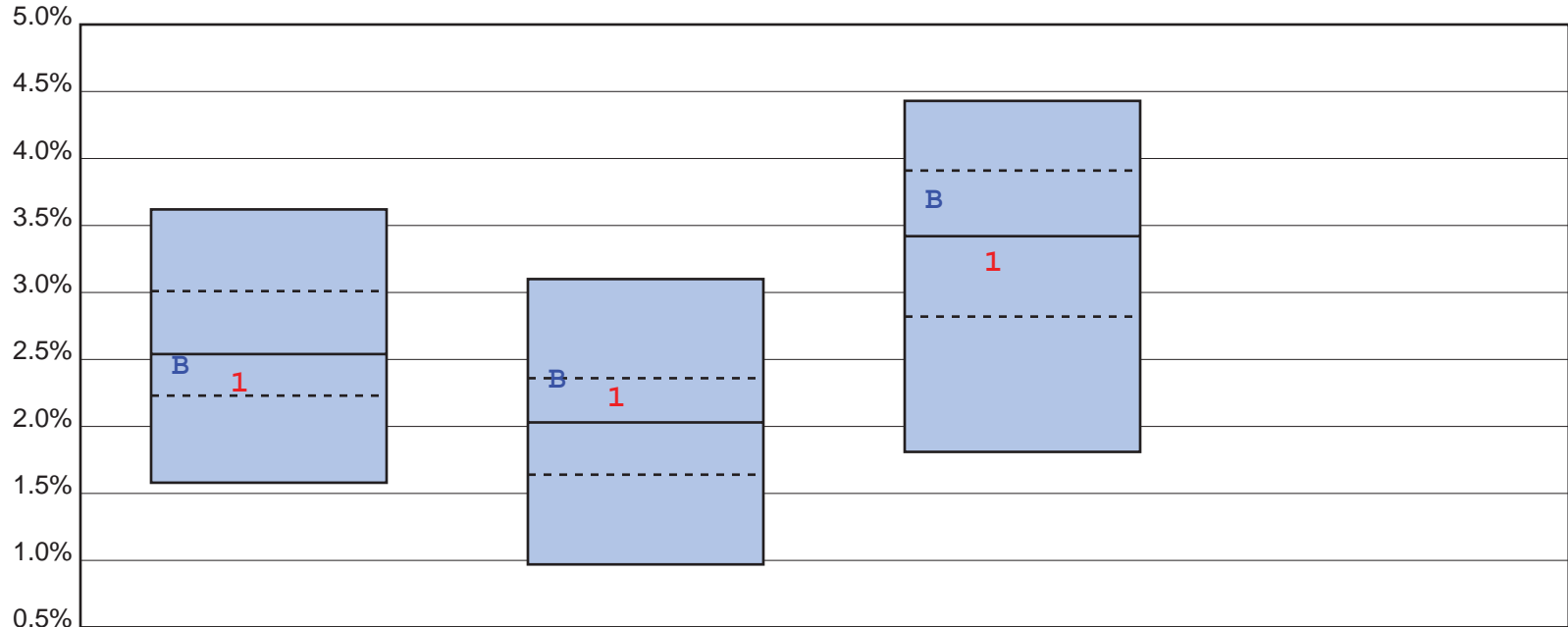
Manager Performance vs. Objectives:
 Portfolio manager is close to expectations after 7.25 years.

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System Intermediate Term Cumulative Performance Comparisons Total Returns of Fixed Income Portfolios Periods Ending 3/16

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

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



	Last Qtr	Last Year	Last 2 Years
5th Percentile	3.62	3.10	4.43
25th Percentile	3.01	2.36	3.91
Median	2.54	2.03	3.42
75th Percentile	2.23	1.64	2.82
95th Percentile	1.58	0.97	1.81
B Bradford & Marzec	2.44 (59)	2.34 (26)	3.68 (38)
1 Barclays Intm Aggregate	2.31 (69)	2.20 (34)	3.21 (57)

Quarterly Variance Analysis:
Slight outperformance is attributed to overweight exposure to CMBS, Bank Loans, and High Yield.

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

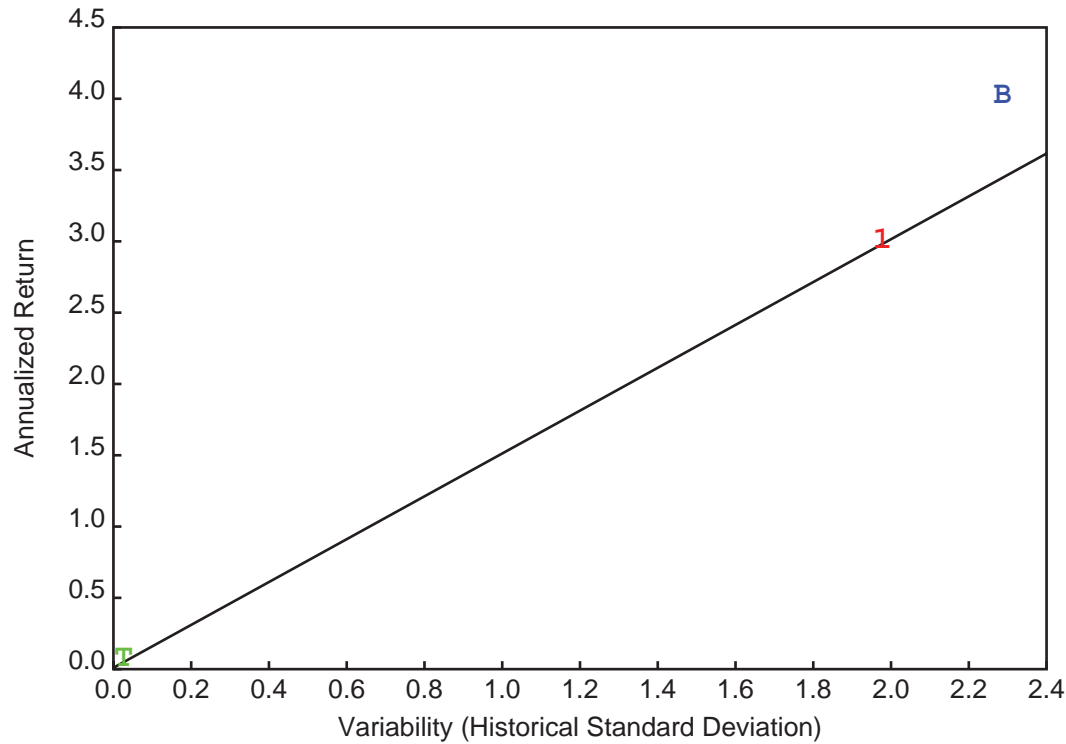
Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 9/13 to 3/16

Manager Annual Return: +4.02
 Less: Annual Fee -0.32

 +3.70

 Less: Benchmark Return -3.00

 Net Value-added Result +0.70



	Annualized Return	Variability	Reward	Sharpe Ratio
B Bradford & Marzec	4.02	2.30	3.95	1.72
1 Barclays Intm Aggregate	3.00	1.99	2.93	1.47
T 91-Day Treasury Bill	0.07	0.04	0.00	0.00

Manager Performance vs. Objectives:
 Portfolio manager exceeds expectations after 2.5 years.

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System

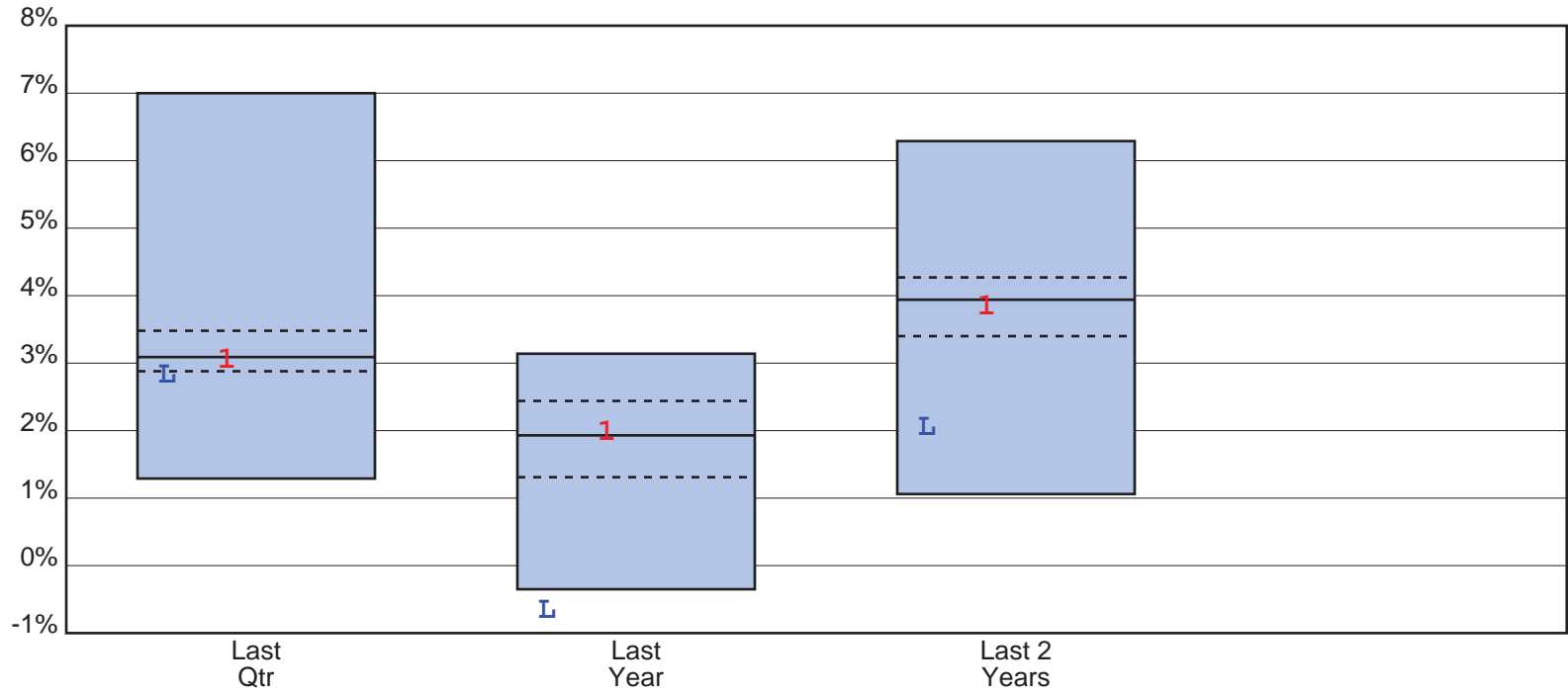
Fixed Income Core Cumulative Performance Comparisons

Total Returns of Fixed Income Portfolios

Periods Ending 3/16

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

Internal expense ratio
is 42 bps.



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

Last
Qtr
7.00
3.48
3.09
2.88
1.29

Last
Year
3.14
2.44
1.93
1.31
-0.35

Last 2
Years
6.29
4.27
3.94
3.40
1.06

L Loomis Sayles Full Discretion
1 Barclays U.S. Aggregate

2.82 (76)
3.03 (62)

-0.67 (95)
1.96 (48)

2.04 (89)
3.82 (54)

Quarterly Variance Analysis:
Slight underperformance is attributed to security selection among ABS (Asset-Backed securities) and exposure to convertible bonds.

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

Returns for periods greater than one year are annualized.

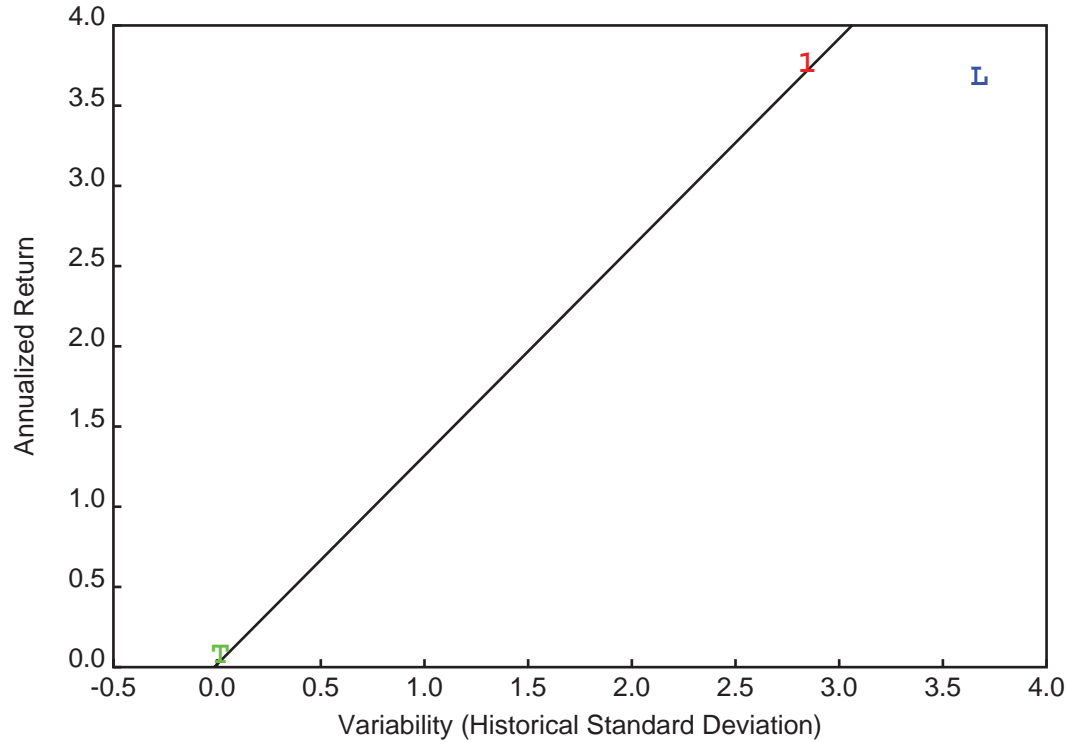
Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 9/13 to 3/16

Manager Annual Return: +3.67
 Less: Annual Fee -0.42

 +3.25

 Less: Benchmark Return -3.75

 Net Value-added Result -0.50



	Annualized Return	Variability	Reward	Sharpe Ratio
L Loomis Sayles Full Discretion	3.67	3.70	3.60	0.97
1 Barclays U.S. Aggregate	3.75	2.87	3.67	1.28
T 91-Day Treasury Bill	0.07	0.04	0.00	0.00

Manager Performance vs. Objectives:
 Portfolio manager is close to expectations after 2.5 years, despite a weak 3Q15.

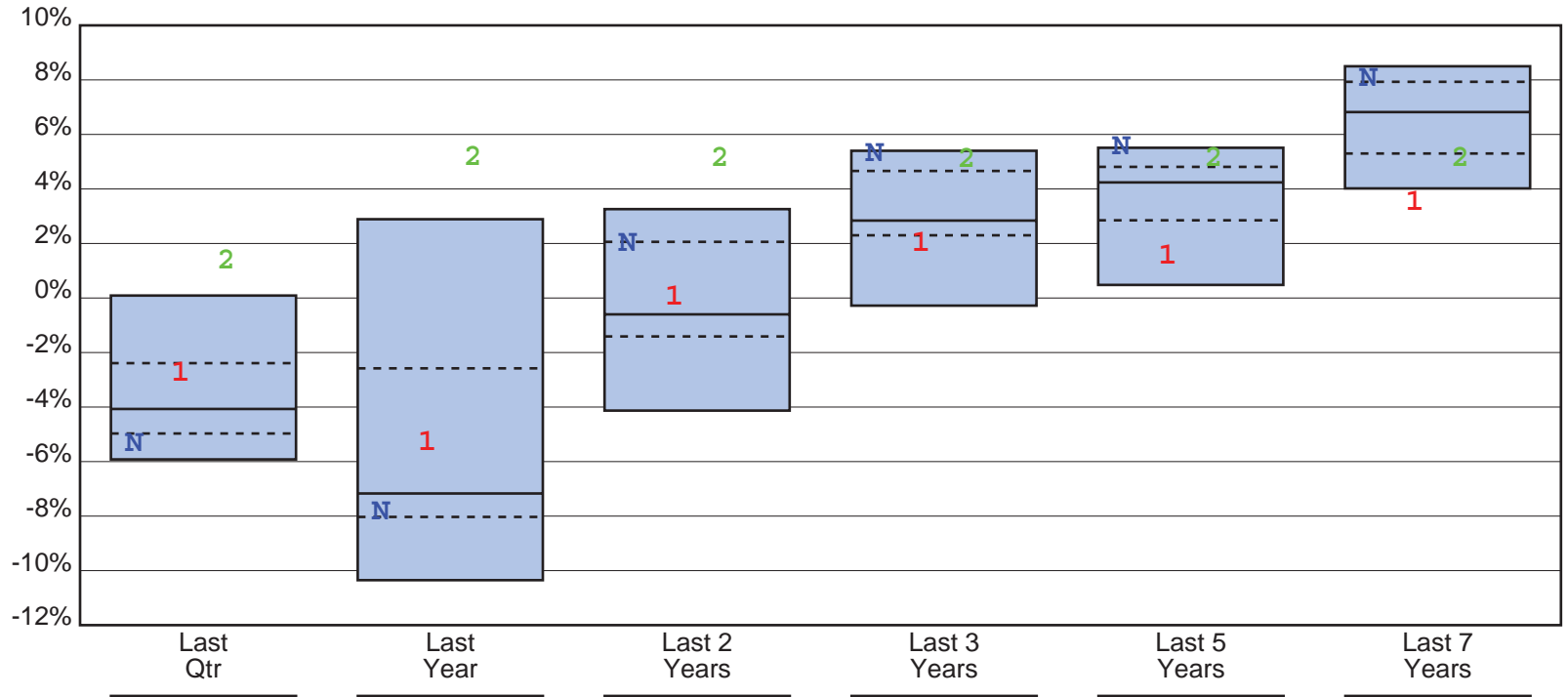
Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of Fund of Funds Hedge Funds Periods Ending 3/16

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



	Last Qtr	Last Year	Last 2 Years	Last 3 Years	Last 5 Years	Last 7 Years
5th Percentile	0.09	2.89	3.26	5.40	5.51	8.50
25th Percentile	-2.39	-2.58	2.06	4.66	4.81	7.93
Median	-4.07	-7.17	-0.60	2.84	4.24	6.82
75th Percentile	-4.97	-8.03	-1.41	2.30	2.85	5.30
95th Percentile	-5.92	-10.35	-4.13	-0.28	0.48	4.02
N Nantucket Institutional	-5.38 (91)	-7.86 (69)	1.96 (36)	5.26 (18)	5.51 (6)	8.03 (13)
1 HFRI Diversified FoF Index	-2.79 (27)	-5.33 (30)	-0.01 (41)	1.99 (79)	1.52 (90)	3.47 (99)
2 91-Day Treasury Bill +5%/yr	1.32 (1)	5.12 (1)	5.08 (1)	5.07 (18)	5.08 (23)	5.10 (89)

Quarterly Variance Analysis:

Underperformance is primarily attributed to poor results from managers in the Long/Short Equity strategy bucket, which included four of the bottom five performing managers (which experienced losses ranging from -19.7% to -31.3%). 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.

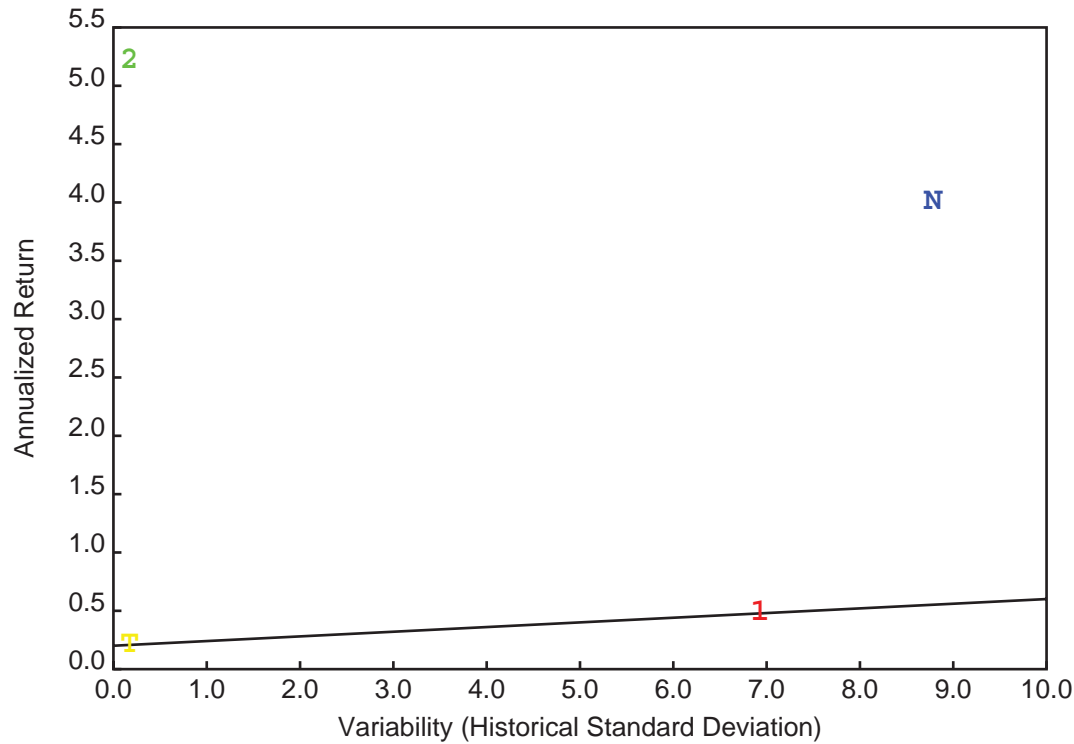
Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 6/08 to 3/16

Manager Annual Return: +4.00
 Less: Annual Fee -1.00

 +3.00

 Less: Benchmark Return -0.48

 Net Value-added Result +2.52



	Annualized Return	Variability	Reward	Sharpe Ratio
N Nantucket Institutional	4.00	8.84	3.80	0.43
1 HFRI Diversified FoF Index	0.48	6.98	0.27	0.04
2 91-Day Treasury Bill +5%/yr	5.21	0.23	5.00	21.97
T 91-Day Treasury Bill	0.21	0.23	0.00	0.00

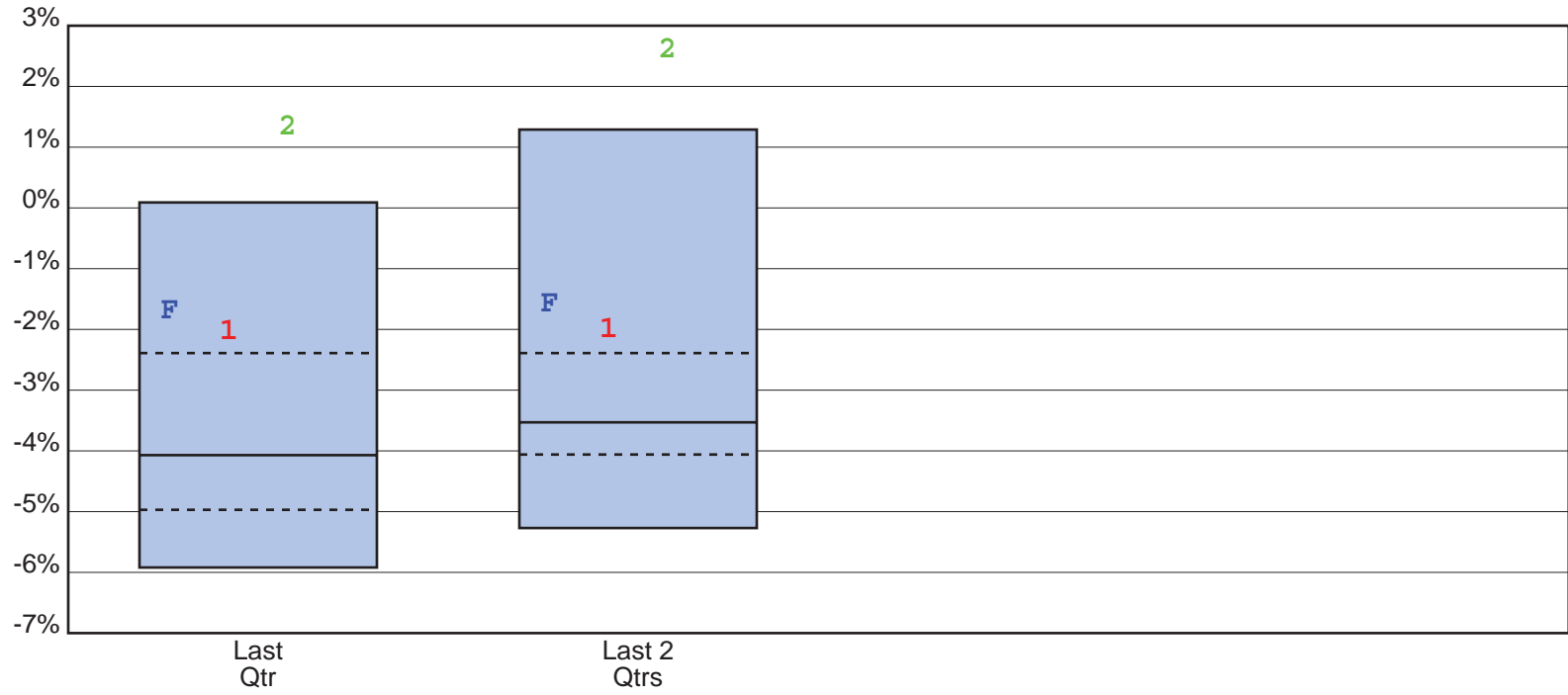
Manager Performance vs. Objectives:
 Portfolio manager exceeds expectations after 7.75 years.

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of Fund of Funds Hedge Funds Periods Ending 3/16

Manager Biography:
Funded with \$10 million
during 3Q15.

Fee Schedule: 75 bps



	Last Qtr	Last 2 Qtrs
5th Percentile	0.09	1.29
25th Percentile	-2.39	-2.39
Median	-4.07	-3.53
75th Percentile	-4.97	-4.06
95th Percentile	-5.92	-5.27

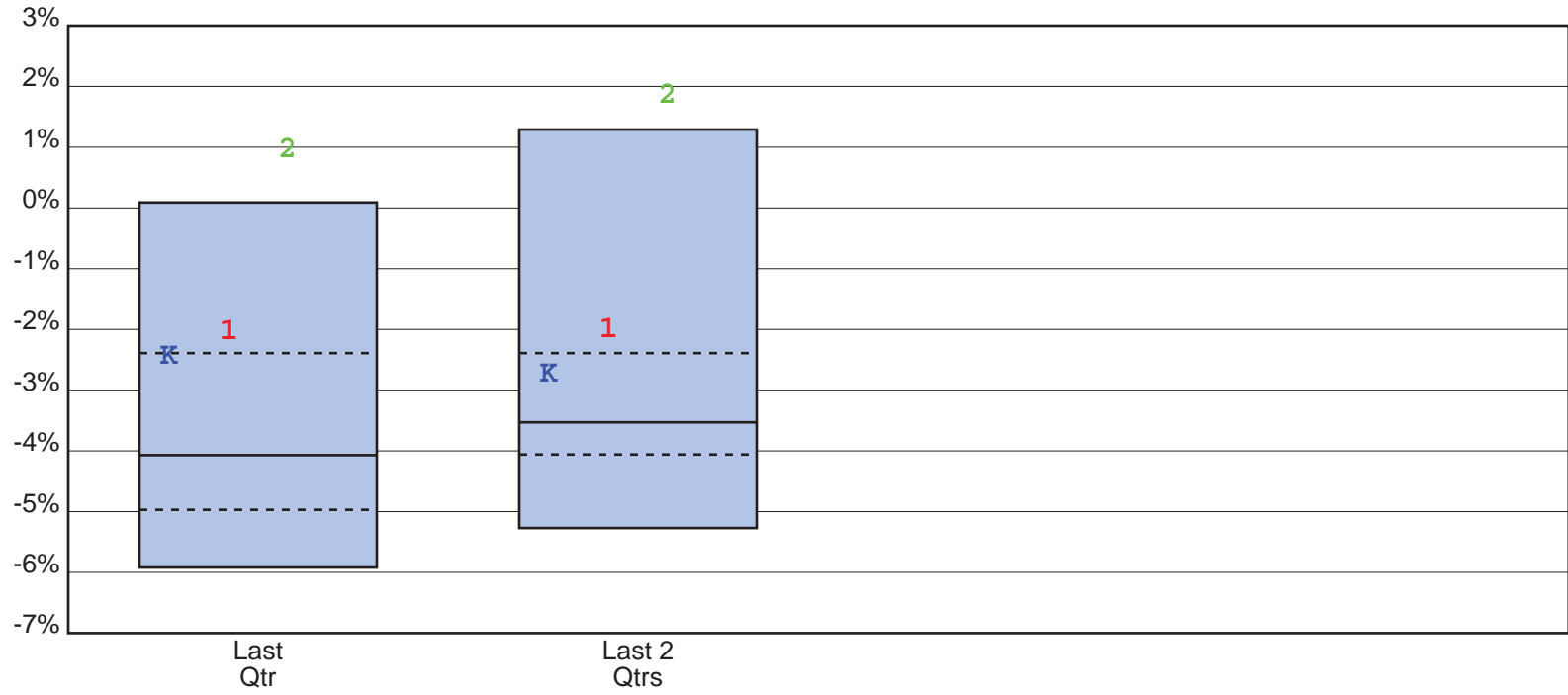
F Fintan Institutional Fund	-1.71 (20)	-1.59 (13)
1 HFRI Conservative FoF Index	-2.04 (22)	-2.01 (17)
2 91-Day T-Bill +5%/yr	1.32 (1)	2.60 (1)

Quarterly Variance Analysis:
 Results reflect an estimated return of +0.00% for March 2016.
 Underperformance is attributed to poor results from managers in the Credit, Fixed Income Relative Value, and Long/Short Credit 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)

Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of Fund of Funds Hedge Funds Periods Ending 3/16

Manager Biography:
Funded with \$10 million
during 3Q15.

Fee Schedule: 75 bps



	Last Qtr	Last 2 Qtrs
5th Percentile	0.09	1.29
25th Percentile	-2.39	-2.39
Median	-4.07	-3.53
75th Percentile	-4.97	-4.06
95th Percentile	-5.92	-5.27

K KStone ARV Fund	-2.45 (25)	-2.75 (25)
1 HFRI Conservative FoF Index	-2.04 (22)	-2.01 (17)
2 91-Day T-Bill +3.5%/yr	0.95 (1)	1.85 (1)

Quarterly Variance Analysis:

Results reflect the March 2016 statement received on 5/03/2016.

Underperformance is attributed to poor results from managers in the Directional Strategies, Relative Value Credit, Event-Driven Credit, and Long/Short Global Credit 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)

Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of Real Estate Portfolios Periods Ending 3/16

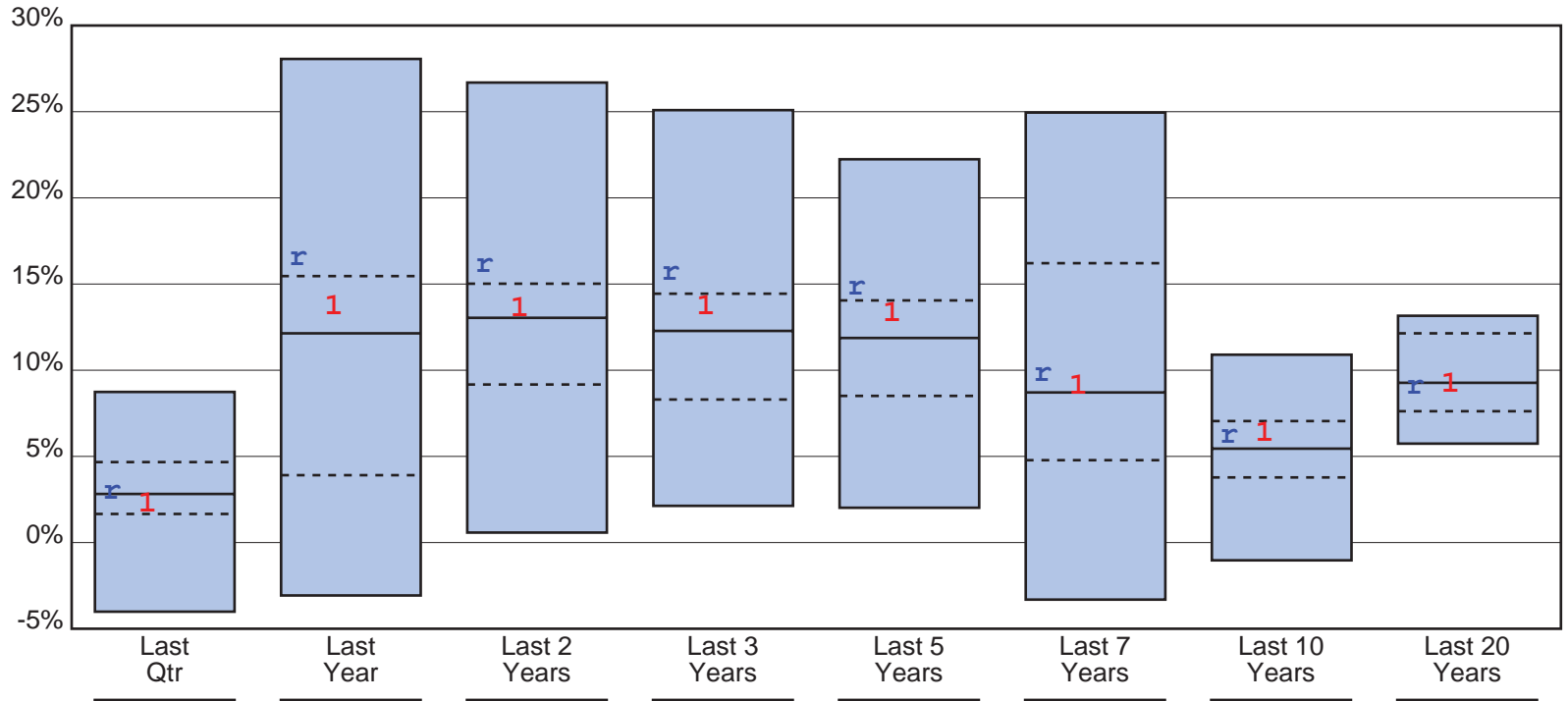
Manager Biography:

PRISA I (12/90 & 12/98)
\$7.5 mm

PRISA II (02/05)
\$2.2mm from PRISA I

PRISA III (03/2013)
Funded with \$400k

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	Last 20 Years
5th Percentile	8.74	28.06	26.69	25.09	22.24	24.95	10.90	13.16
25th Percentile	4.67	15.46	15.02	14.44	14.05	16.21	7.05	12.14
Median	2.82	12.14	13.04	12.28	11.87	8.71	5.45	9.27
75th Percentile	1.66	3.91	9.17	8.30	8.51	4.78	3.78	7.62
95th Percentile	-4.01	-3.07	0.58	2.13	2.02	-3.31	-1.03	5.74

r PRISA Real Estate Composite	2.96 (49)	16.50 (19)	16.08 (21)	15.66 (20)	14.80 (18)	9.77 (38)	6.20 (33)	9.04 (57)
1 NFI-ODCE	2.18 (62)	13.66 (35)	13.55 (43)	13.62 (33)	13.26 (35)	9.06 (45)	6.32 (32)	9.15 (54)

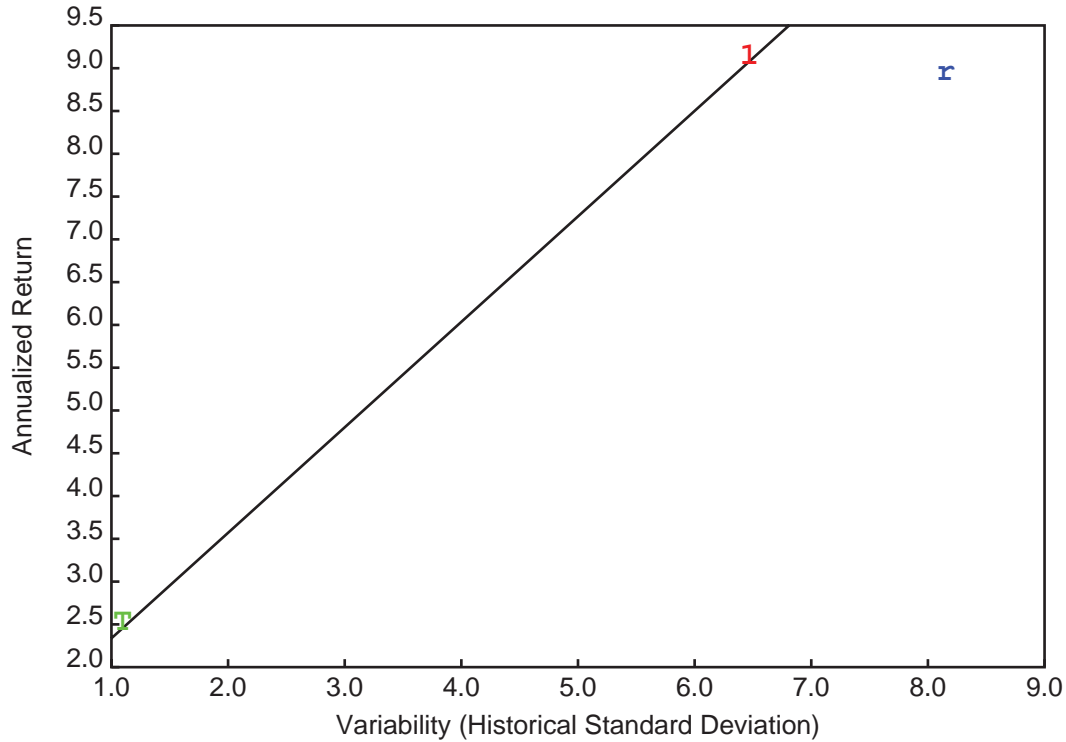
Southfield Fire&Police Retirement System Quarterly Total Return Market Line Analysis Periods from 12/95 to 3/16

Managers Annual Return: +8.89
 Less: (approx) Annual Fee -0.82

 +8.07

Less: Benchmark Return -9.13

 Net Value-added Result -1.06



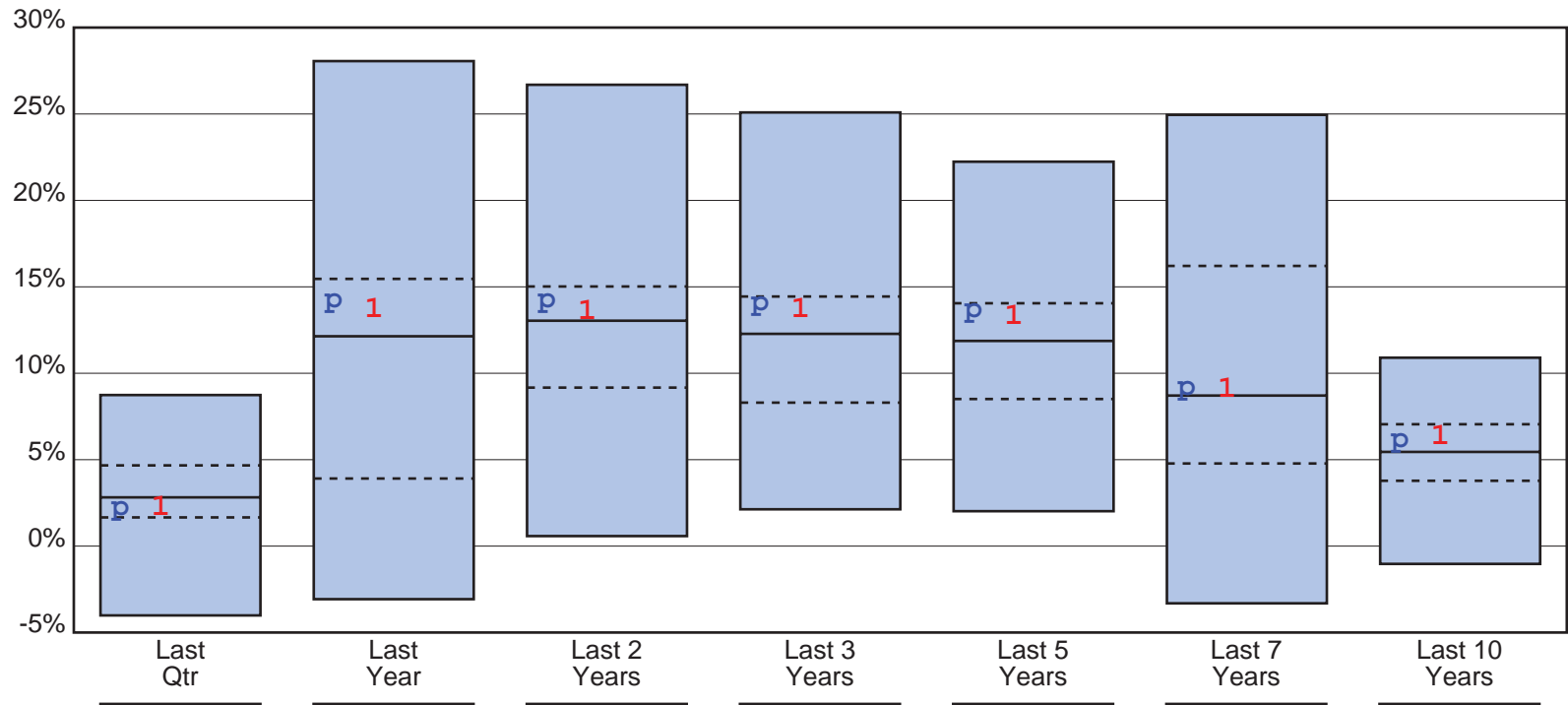
	Annualized Return	Variability	Reward	Sharpe Ratio
r PRISA Real Estate Composite	8.94	8.20	6.42	0.78
1 NFI-ODCE	9.13	6.51	6.62	1.02
T 91-Day Treasury Bill	2.51	1.14	0.00	0.00

Sharpe Ratio = Reward / Variability

Southfield Fire&Police Retirement System Cumulative Performance Comparison Total Returns of Real Estate Portfolios Periods Ending 3/16

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	Last 10 Years
5th Percentile	8.74	28.06	26.69	25.09	22.24	24.95	10.90
25th Percentile	4.67	15.46	15.02	14.44	14.05	16.21	7.05
Median	2.82	12.14	13.04	12.28	11.87	8.71	5.45
75th Percentile	1.66	3.91	9.17	8.30	8.51	4.78	3.78
95th Percentile	-4.01	-3.07	0.58	2.13	2.02	-3.31	-1.03
p PRISA I	2.20 (62)	14.22 (32)	14.20 (36)	14.06 (30)	13.65 (31)	9.14 (44)	6.12 (35)
1 NFI-ODCE	2.18 (62)	13.66 (35)	13.55 (43)	13.62 (33)	13.26 (35)	9.06 (45)	6.32 (32)

Quarterly Variance Analysis:
PRISA I provided a 1.12% income return and 1.08% appreciation return.
Storage and Office properties were the primary contributors to appreciation gain.

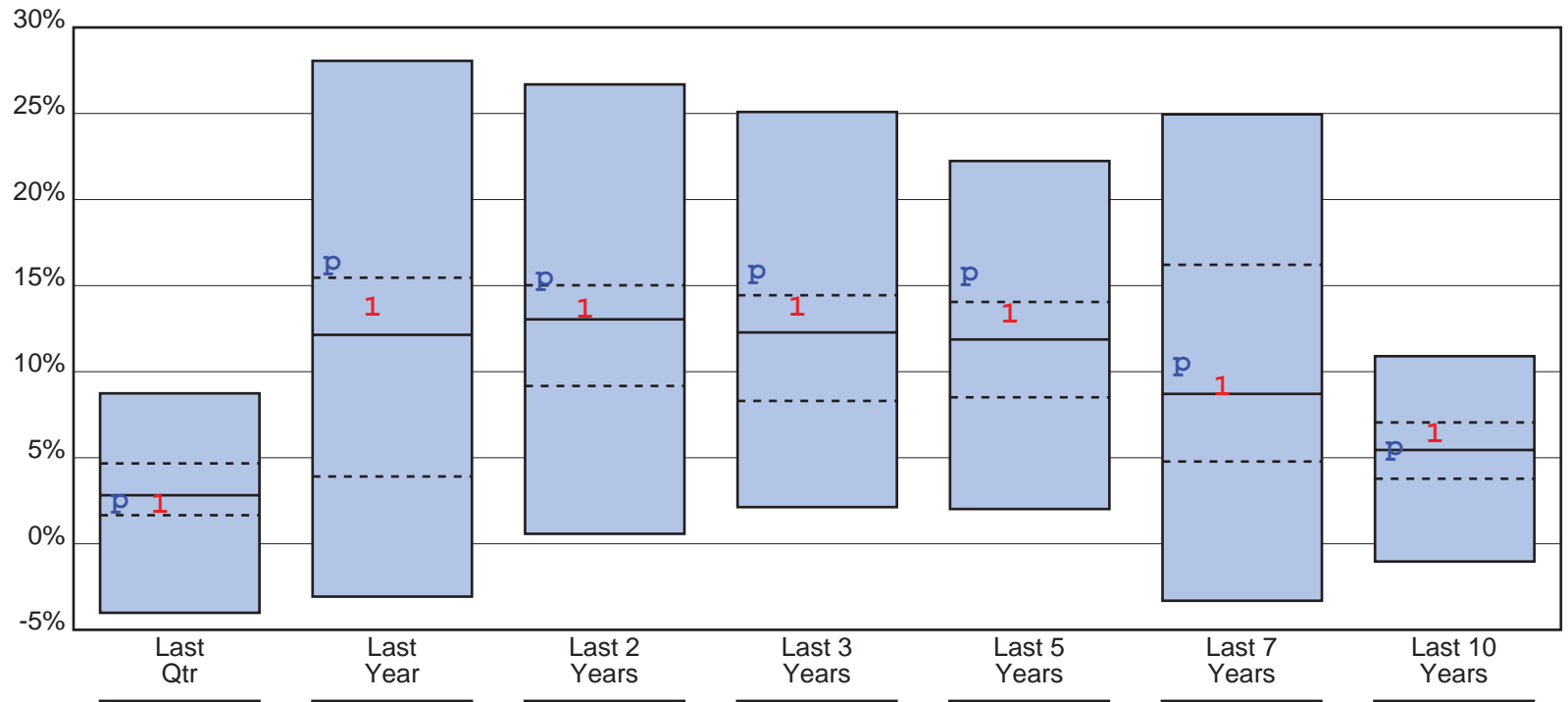
(Note: numbers in parentheses reflect the actual peer group rankings. 1 = high; 99 = low)

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 3/16

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

Current Fee is 85 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	Last 10 Years
5th Percentile	8.74	28.06	26.69	25.09	22.24	24.95	10.90
25th Percentile	4.67	15.46	15.02	14.44	14.05	16.21	7.05
Median	2.82	12.14	13.04	12.28	11.87	8.71	5.45
75th Percentile	1.66	3.91	9.17	8.30	8.51	4.78	3.78
95th Percentile	-4.01	-3.07	0.58	2.13	2.02	-3.31	-1.03
P PRISA II	2.49 (58)	16.32 (20)	15.41 (24)	15.80 (19)	15.71 (14)	10.46 (34)	5.55 (49)
I NFI-ODCE	2.18 (62)	13.66 (35)	13.55 (43)	13.62 (33)	13.26 (35)	9.06 (45)	6.32 (32)

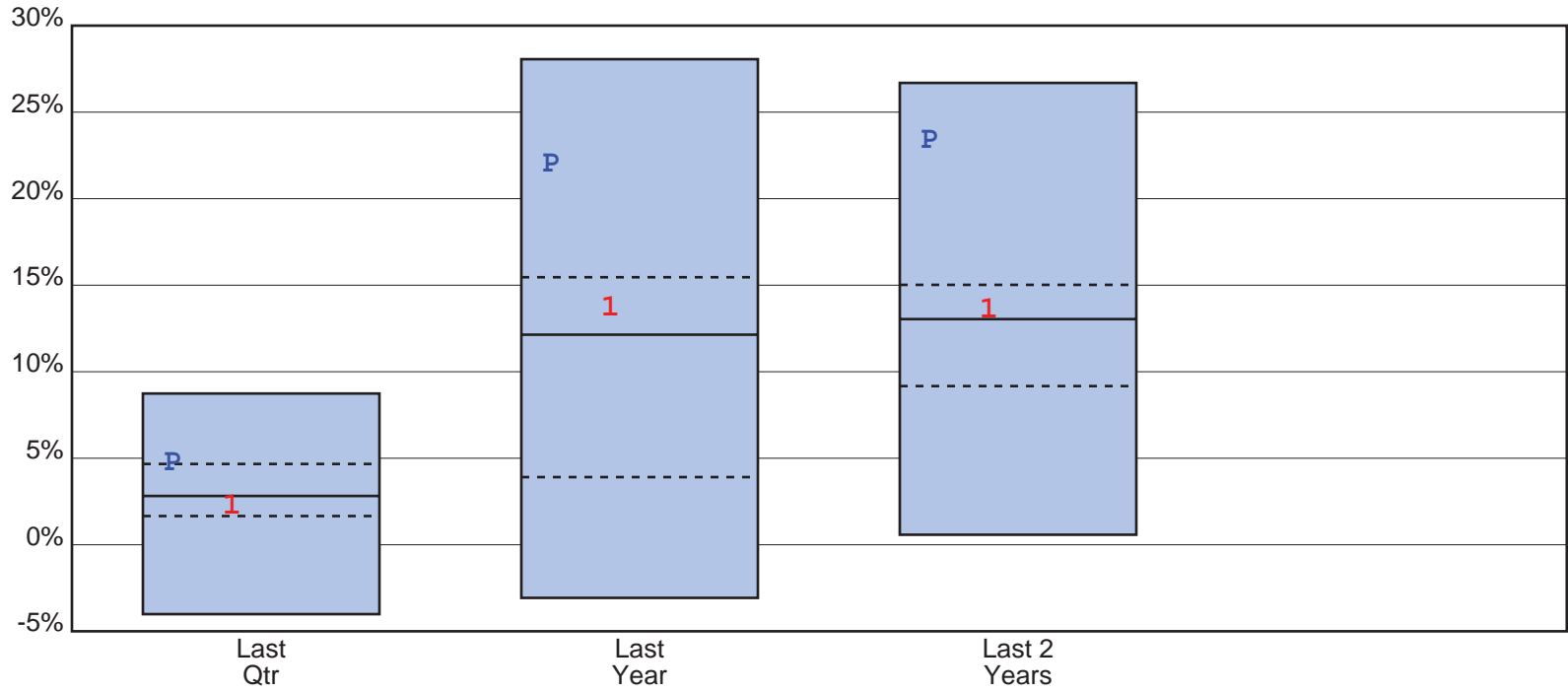
Quarterly Variance Analysis:
PRISA II provided a 1.07% income return and 1.42% appreciation return.
Office, Apartment, and Storage properties were the primary contributors to appreciation gain.
(Note: numbers in parentheses reflect the actual peer group rankings. 1 = high; 99 = low)

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 3/16

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

8.74
4.67
2.82
1.66
-4.01

28.06
15.46
12.14
3.91
-3.07

26.69
15.02
13.04
9.17
0.58

P PRISA III
I NFI-ODCE

4.72 (24)
2.18 (62)

21.94 (9)
13.66 (35)

23.34 (8)
13.55 (43)

Quarterly Variance Analysis:

Return contribution consisted of +0.83% from Income and +3.89% from Appreciation.
Apartment properties were the primary contributor (76% of total) to appreciation gain.

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

Southfield Fire & Police Retirement System
Summary of Commercial Real Estate Investments
Period Ending: December 31, 2015
(One Quarter in Arrears)

Manager	Vintage Year	Committed Capital	Called Capital	% Called	Distributions			Fair Mkt Value ¹	Dist. Multiple ²	MoCC ³	Indic. IRR ⁴
					Return of Capital	Income	Total				
JCR Capital - JCR Fund II	2012	\$5,000,000	\$4,752,071	95%	\$2,769,729	\$805,536	\$3,575,265	\$2,364,785	0.75	1.25	15.1%
JCR Capital - JCR Fund III	2014	\$10,000,000	\$2,993,797	30%	\$0	\$34,124	\$34,124	\$3,235,034	0.01	1.09	N/A
Total		\$15,000,000	\$7,745,868	52%	\$2,769,729	\$839,661	\$3,609,389	\$5,599,819	0.47	1.19	

Quarterly Analysis:

Target IRR (net) for the life of JCR Capital Fund II is 15%. The expected life for JCR Finance Fund II is through February 2017. The Fund made its final investment in September 2014. It is focused on harvesting existing investments. There was one distribution during 4Q15 totaling \$479,204.53. There was also a distribution subsequent to the end of 4Q15 totaling \$394,217.92. The Fund realized one transaction during 4Q15. All other investments are performing as planned and the Fund expects to realize additional investments in upcoming quarters.

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 Close, which occurred on January 14, 2016. There were no capital calls nor distributions during the quarter. There were two capital calls totaling \$1,102,000 and a distribution of \$177,139.11 subsequent to the end of 4Q15. The Fund made four new investments during the quarter. 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.

²Distribution Multiple - measure of Total Distributions paid to the investor relative to the total Called Capital (Realized Return)

³Multiple 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)

⁴Indicated 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, Bradford & Marzec, Nantucket, Fintan, KStone, 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 October 2015)

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%	30-70%
Non-U.S. Equities	16%	10-20%
Global Fixed Income	20%	20-50%
Real Estate	14%	0-20%
Alternative Investments	16%	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