

MORTGAGE OIL CORPORATION
STATEMENTS OF ASSETS, LIABILITIES AND STOCKHOLDERS' EQUITY, INCOME TAX BASIS
MARCH 31, 2016
(Unaudited - Interim Financial Report)

ASSETS

CURRENT ASSETS

Cash and Cash Equivalents	\$	691,921
Investments in Marketable Equity Securities		116,801
Prepaid and income taxes receivable		26,370
TOTAL CURRENT ASSETS		<u>835,092</u>

OTHER ASSETS

Investments in Partnerships and Limited Liability Companies - See Schedule		(114,959)
Investment in Privately Held Corporation		51,979
Land in San Bernardino County		1
TOTAL OTHER ASSETS		<u>(62,979)</u>

TOTAL ASSETS

\$ 772,113

LIABILITIES AND STOCKHOLDERS' EQUITY

CURRENT LIABILITIES

State and Federal Income Taxes Payable	\$	-
Unclaimed Dividends Payable		767
TOTAL CURRENT LIABILITIES		<u>767</u>

STOCKHOLDERS' EQUITY

Capital Stock - par value \$1.00 per share; 100,000 shares authorized, 40,915 shares issued and outstanding		40,915
Retained Earnings		730,431
TOTAL STOCKHOLDERS' EQUITY		<u>771,346</u>

TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY

\$ 772,113

MORTGAGE OIL CORPORATION
STATEMENTS OF REVENUES, EXPENSES AND RETAINED EARNINGS, INCOME TAX BASIS
FOR THE THREE MONTHS ENDED MARCH 31, 2016
(Unaudited - Interim Financial Report)

REVENUE	
Partnership Income	\$ 57,271
Interest	50
Dividends	2,599
Other	1,984
TOTAL REVENUE, net	<u>61,904</u>
EXPENSES	
Accounting	13,000
Office and administrative services	15,000
Other	91
TOTAL EXPENSES	<u>28,091</u>
EXCESS OF REVENUES OVER EXPENSES (EXCESS OF EXPENSES OVER REVENUES) BEFORE PROVISION FOR INCOME TAXES	<u>33,813</u>
PROVISION FOR INCOME TAXES	<u>9,213</u>
EXCESS OF REVENUES OVER EXPENSES (EXCESS OF EXPENSES OVER REVENUES)	24,600
RETAINED EARNINGS, beginning of year	705,831
Less dividends paid	<u>-</u>
RETAINED EARNINGS, end of period	<u>\$ 730,431</u>
NET INCOME (LOSS) PER SHARE, INCOME TAX BASIS	<u>\$ 0.60</u>
DIVIDENDS PER SHARE PAID	<u>\$ -</u>
WEIGHTED AVERAGE NUMBER OF SHARES OUTSTANDING	<u>40,915</u>

MORTGAGE OIL CORPORATION
STATEMENTS OF CASH FLOWS, INCOME TAX BASIS
FOR THE THREE MONTHS ENDED MARCH 31, 2016
(Unaudited - Interim Financial Report)

CASH FLOWS - OPERATING ACTIVITIES	
Excess of revenues over expenses (expenses over revenues)	\$ 24,600
Adjustments to reconcile excess of revenues over expenses (expenses over revenues) to net cash used in operating activities:	
Net (gain) loss from partnership and limited liability company investments	(57,271)
Decrease (increase) in prepaid and income taxes receivable	(21,696)
Increase (decrease) in income taxes payable	(3,891)
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NET CASH USED IN OPERATING ACTIVITIES	(58,258)
 CASH FLOWS - INVESTING ACTIVITIES	
Distributions from partnerships and limited liability companies	183,314
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NET CASH PROVIDED BY INVESTING ACTIVITIES	183,314
 CASH FLOWS - FINANCING ACTIVITIES	
Dividends paid to stockholders	-
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NET CASH USED IN INVESTING ACTIVITIES	-
NET INCREASE (DECREASE) IN CASH	125,056
CASH AND CASH EQUIVALENTS, beginning of year	566,865
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CASH AND CASH EQUIVALENTS, end of period	<u>\$ 691,921</u>
 SUPPLEMENTAL DISCLOSURES	
Income taxes paid (received) in cash	<u>\$ 34,800</u>

MORTGAGE OIL CORPORATION
STATEMENT OF LIMITED PARTNERSHIP & LIMITED LIABILITY COMPANY INTERESTS, INCOME TAX BASIS
MARCH 31, 2016
(Unaudited - Interim Financial Report)

	Investment Date	Percentage Interest	Original Investment	Distributions Received 3 Months Ended Mar. 31, 2016	Taxable Income (loss) 3 Months Ended Mar. 31, 2016	Tax Basis Mar. 31, 2016
Nevins/Adams Limited Partnership Interests:						
Centennial - Las Vegas, Nevada	Jul. 2014	1.0000%	137,000	3,425	(7,670)	73,967
Cobble Creek - Salt Lake City, Utah	Sep. 1992	1.5000%	52,500	5,775	2,940	(47,840)
Courtney Downs - Denver, Colorado	Apr. 2012	1.0000%	128,000	4,480	607	45,988
Courts at Preston Oaks - Dallas, Texas	May 1994	5.0000%	229,125	18,625	(1,372)	(332,862)
Del Rio - Albuquerque, New Mexico	Jul. 1993	2.5000%	60,600	3,938	2,400	(42,428)
Druid Hills - Atlanta, Georgia	Feb. 2008	2.5000%	287,500	5,750	(848)	21,681
Eagle Ranch - Albuquerque, New Mexico	Aug. 2001	3.2000%	33,498	10,120	9,335	(100,503)
Finesterra, Tucson, Arizona	Jul. 2008	2.0976%	215,000	4,300	(197)	38,521
Gardens - Marietta, Georgia	Aug. 1997	3.3472%	264,500	16,016	7,791	(41,203)
Glen Park - Smyrna, Georgia	Aug. 1999	2.5839%	109,000	7,881	1,509	(229,948)
Ironhorse (formerly Thorhill Park), Longmont, CO	May-91	4.0000%	52,000	9,555	(10,755)	(114,177)
La Paz - Albuquerque, New Mexico	Jul. 1992	3.0000%	54,000	5,940	4,505	(88,701)
Lambertson Farms, Denver, Colorado	Oct. 2010	0.5000%	75,000	3,000	645	7,349
MacArthur Ridge - Irving, Texas	Oct. 1995	2.2165%	52,000	1,330	875	(53,668)
Oasis Vista - Laughlin, Nevada	Sep. 1999	2.2500%	96,650	3,836	1,646	(15,073)
Redstone - Denver, CO	Jul. 2016	0.5000%	95,000	2,375	(333)	87,160
Remington - Killeen, Texas	Oct. 1999	1.0000%	24,500	613	427	3,010
Riverwalk - Albuquerque, New Mexico	Jan. 1992	2.0000%	34,400	3,450	2,694	(54,771)
Rolling Oaks - Fairfield, California	Nov. 2011	0.5000%	81,000	2,025	(777)	19,110
Saddle Ridge - Tucson, Arizona	Jan. 1993	3.5000%	59,500	4,760	2,740	(35,954)
Sky Harbor - Salt Lake City, Utah	Jul. 1993	1.5000%	51,000	6,630	3,128	(24,347)
Sombra Del Oso - Albuquerque, New Mexico	Jan. 1992	5.0000%	111,000	9,456	7,703	(156,123)
Sonoran Terraces - Tucson, Arizona	Aug. 1996	2.6461%	130,000	8,944	4,121	(30,950)
Tierra Pointe - Albuquerque, New Mexico	Jan. 1992	2.0000%	16,500	1,650	978	(12,754)
Towne Square - Chandler, Arizona	Oct. 2000	1.5000%	120,000	7,800	3,318	(122,490)
Vintage - Las Vegas, Nevada	Apr. 2013	1.0000%	130,000	2,600	(2,168)	72,047
Waterford - Phoenix, Arizona	Nov. 2014	0.5000%	51,000	1,020	(2,655)	33,490
Woodcliff - Renton, Washington	Mar. 1996	4.0000%	93,000	17,205	13,129	(46,539)
Total Nevins/Adams Limited Partnership Interests			2,843,273	172,498	43,717	(1,148,007)
Marcus/Adams Limited Liability Company Interests:						
166 Aviator LLC - Camarillo, CA.	Jan. 2000	5.0000%	132,500	2,550	1,907	98,795
16839 East Gale LLC - City of Industry, CA	Sep. 2011	1.7000%	35,000	-	98	33,214
100 Elevar LLC - Oxnard, CA.	Apr. 2003	5.9643%	167,000	-	1,527	126,730
200 Elevar LLC - Oxnard, CA.	Apr. 2003	2.0000%	82,000	1,024	990	58,702
300 Elevar LLC - Oxnard, CA.	Apr. 2003	2.4177%	82,200	1,233	651	60,029
300 Camarillo Ranch LLC - Oxnard, CA	Dec. 2008	1.8000%	120,000	2,040	1,296	101,629
321 Todd Court LLC - Oxnard, CA	Oct. 2011	1.5000%	42,000	609	381	37,696
5566 Arrow Highway LLC - Montclair, CA	Oct. 2010	1.2500%	46,875	732	472	41,706
881 Avenida Acaso LLC - Camarillo, CA.	Sep. 2000	1.0633%	32,000	587	534	24,568
938 Radecki LLC - City of Industry, CA	Apr. 2012	1.0000%	80,000	995	653	74,964
MA Camarillo LLC - Camarillo, CA	Aug. 2014	1.3000%	76,000	1,045	(390)	67,950
MA Capital Holdings I LLC - Los Angeles, CA.	Feb. 2005	3.3330%	326,000	-	(2,527)	54,533
Total Marcus/Adams Limited Partnership & LLC Interests			1,221,575	10,815	5,590	780,512
Rivenrock Limited Liability Company Interests:						
RRC/FP-1, LLC - Los Angeles, CA	Sep. 2005	17.7000%	199,115	-	(175)	-
Adams Spirent Investors LLC - Los Angeles, CA	Jan. 2013	50.0000%	210,396	-	7,993	233,396
Moffitt Adams Investments LLC - Torrance, CA	Oct. 2013	5.3000%	50,000	-	146	19,140
Total Rivenrock Limited Liability Company Interests			459,511	-	7,964	252,536
Totals			4,524,359	183,314	57,271	(114,959)