

Gulf West Investment Properties

Management discussion and analysis

For year ending December 2010

This management discussion and analysis reviews the activities of Gulf West Investment Properties, Inc. From December 31, 2009 through December 31, 2010 attached are unaudited consolidated financial statements and accompanying notes for all relevant periods.

Forward Looking Information

Discussions and analysis of financial performance and positions, including without limitation statement regarding protecting future plans, and objections of Gulf West Investment Properties, Inc. Forward looking statements are based on management experience, results, current market conditions, trades, government policies, and local economic and business condition.

There is no assurance that such statements will prove accurate, actual results could materially differ from expectation.

Description and overview of the business/ plan of operation:

Gulf West Investment Properties, Inc. was forward to engage in building of commercial and domestic properties accusations of property for future land use.

The Company owns with mortgage Mason Properties in the south Tampa area. One titled Bermuda Vista is a source warren front property located just south of Ybor City. This property was originally approved for as a town house unit- 28 directly facing the water- (McKay Bay). Due to the current banking problems we have modified our central plans to build a 63,000 square foot assisted living faculty currently working with al local doctor group Dr. Lunch is heading the group and intends to be a director of the faculty.

This property was originally purchased for five million dollars in 2006. We have paid down and renegotiated that debt to one million to date. Architectural, design, and engineering plans have been consolidated or in process of competitive bidding. There are renderings of this project on our website www.gulfwestinvestments.com

During this past year we have tried several times to procure and commerce financing – one lender- Catalyst Group actually set up a closing through an attorney in St. Petersburg FL. Attorney Kantner prepared the closing- all parties were there, Gulf West Investment Properties, Inc, management, Joe Vasquez and some of his related entities, who are the current mortgage holders, and attorney Kantner. The lender backed out at the last minute and failed to close.

This project is currently stalled due to financing. The company has invested \$60,000 in planning, design, engineering- other obligations were extended ,attorney fees, land maintenance , permitting which the company owes a debt of approximately \$150,000.

The other property is a 3 ½ acre plot- permitted for 28 town houses and 6,500 square foot commercial building- the company has invested in engineering, architecture, and design. The debt owed in this project for building is \$250,000- the company has paid \$18,000 for mowing and trash removal- Both properties have outstanding property taxes totaling approximately \$60,000.

Current market/backing conditions have temporarily stopped our progress in our business plan. We are actually trying to produce commercial lending, working with local mortgage companies and researching methods of raising money with equity lenders.

While our forward- looking statements represent the company beliefs, plans, and objections for the future, as well as positive assumptions and judgment concerning those beliefs, plans and objections. There are risks and uncertainties pertaining to the coming plan should be noted.

1. Current and future banking; our ability to obtain commercial lending.
2. Current and future economic conditions to effect ability for private lenders.
3. If we are unable to obtain lending or equity financing- we will have more delays.
4. Future delays could affect current plans and permitting which would have to be renewed.

Overall Performance

Certain comparative figures have been reclassified to conform to the presentation of the 2009-2010 results.

Management Report- Selected annual information 2010

Due to current banking crises commercial lending was available to the company for building, we did not have any revenue in 2010.

The following is discussion of certain expense categories:

All general and administrative expenses were funded from stock issuances for services, shareholder loans and private placement proceeds.

Amortization

The Company does not have any amortizable assets on its balance sheet, and therefore recognize no amortization.

Bad Debt

The Company did not experience any bad debt in 2010.

Income Tax

No provision for income tax was made for 2010 the Company experienced negative taxable net income in 2010.

Operations

The Company is currently focusing on developing its assisted living facility Management cannot predict if the Company will ever realize revenue.

FINANCIAL POSITION, LIQUIDITY AND COPITAL RESOURCES .Cash and Accounts receivable

The company currently has very little cash and its expenses are wholly funded by its primary shareholders, private placement proceeds and the issuance of stock for services. If these shareholders and other parties decide to stop advancing funds to the Company it will be unable to continue operations.

Liabilities

Liabilities are accrued and reflected on the balance sheet

Shareholder's Equity

Shareholder's equity is reflected on the balance sheet

Dividend

The payment of dividends to shareholders will depend on a number of factors such as earnings and other factors that the Board of Directors considers relevant in the circumstances. The Company currently does not have the intention to pay dividends on the common or preferred shares. The Board of Directors will review this policy, from time to time, as circumstances change. To date GLFW has not declared or paid any dividends on any of its shares.

Transactions with related parties

All related party transactions are recorded at the exchange amounts as agreed upon by the related parties. There were no material related party transactions during the period with the exception of continuing loans from insiders.

RISK AND UNCERTAINTY FACTORS

History of losses and anticipate that we may see continued losses for the foreseeable future

The Company has incurred a net loss of \$339,456 in 2010. It is foreseeable that the Company will continue to sustain losses. The Company has incurred a net loss from inception in the amount of 1,326,483.

The Company's ability to continue as a going concern is dependent on a variety of factors, but most importantly the ability of the Company's shareholders to continue financing to operation expenses of the Company. The outcome of these matters cannot be predicted at this time.

Management

The Company currently has a small executive management group, which is sufficient for its present size and operation. Although the Company's development to date has largely depended on and in the future will continue to depend upon the efforts of certain current executive management, the loss of a member of this group could have a material adverse effect on the Company.

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Cash and cash equivalents

The Company considers all highly liquid instruments with a maturity of three months or less at the time of issuance to be cash equivalents.

Revenue Recognition

Revenue is recognized when services and goods are contracted for, the services is provided or the title to the goods passes hands and collectability is reasonably assured.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Basic and Diluted Net Income (Loss) Per Share

The Company computes net loss per share in accordance with FASB ASC Topic 260, "Earnings per Share". This topic requires presentation of both basic and diluted earnings per share ("EPS") on the face of the income statement. Basic loss per share is computed by dividing net loss available to common shareholders by the weighted average number of common shares outstanding during the year. Diluted EPS gives effect to all dilutive potential common shares outstanding during the year including stock options, using the treasury stock method, and convertible preferred stock, using the if-converted method. In computing diluted EPS, the average stock price for the year is used in determining the number of shares assumed to be purchased from the exercise of stock options or warrants. Diluted EPS excludes all dilutive potential common shares of their effect are anti-dilutive.

Income taxes

The Company follows FASB ASC Topic 820, "Income Taxes" which requires the use of the asset and liability method of accounting for income taxes. Under this method, differed tax assets and liabilities and recognized for future tax consequences attributable to temporary differences between the financial statements carrying amounts of existing assets and liabilities and loss carry forwards and their respective tax bases. Deferred tax assets and liabilities are measured using enacted tax rates expected to apply to taxable income in the year in which those temporary differences are expected to be recovered or settled.

Recent accounting pronouncements

The Company adopts new pronouncements relating to generally accepted accounting principles applicable to the Company as they are issued, which may be in advance of their effective date. Management does not believe that any recently issued, but not yet effective, accounting standards if currently adopted would have a material effect on the accompany financial statements.

Outlook

The Company is continuing to develop property holdings, leaseholds and rights, and search for new opportunities. Due to the exploration nature of the Company at this point in time, it is difficult for Management to predict the outlook for the Company and whether or not the Company will be successful in performing under its business plan.

Additional Disclosures

Legal Proceedings

As of the date of these financial statements the Company is involved in three legal proceedings to which management believes would have no material effect on the company's financial condition. However; from time to time during the ordinary course of business the company may engage legal counsel for various actions.

Defaults upon Senior Securities

The Company has not defaulted on any senior securities.

Other Information

None

Exhibits

Comparative Annual Financial Statements and Notes are attached hereto. An issuer certification is also attached hereto. No other exhibits are attached.

Issuer's Certifications

The certifying individual below hereby certifies that

- A. I have reviewed the Annual Financial Statements (attached hereto) and MDA for the period covered.
- B. Based on my knowledge, this disclosure statement does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this disclosure statement; and
- C. Based on my knowledge, the financial statements and other financial information included or incorporated by references in this disclosure statement, fairly present in all material aspect the financial condition, results of operations and cash flows of the issuer as of, and for, the periods presented in this disclosure statement.

/ s Gary Gauthier
Chief Executive Officer

12/31/10
Accrual Basis

Gulf West Investment Properties

Balance Sheet

As of ~~December~~ 31, 2010
Dec 31, 2010

ASSETS

Current Assets

Checking/Savings

Regular Chkg \$ 5,629

Total Checking/Savings \$ 5,629

Other Current Assets

Capitalized Dev. Cost \$ 48,902

Zoning Application Fee \$ 1,520

Total Other Current Assets \$ 50,421

Total Current Assets \$ 56,050

Fixed Assets

Furn & Equip \$ 2,445

Vehicles \$ 19,647

Total Fixed Assets \$ 22,092

Other Assets

Inventory Properties \$ 2,187,287

Development Land - Madison \$ 12,987

Total Other Assets \$ 2,200,274

TOTAL ASSETS \$ 2,278,416

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable \$ 255,087

Total Accounts Payable \$ 255,087

Other Current Liabilities

Due to Dreslin Financial \$ (1,000)

Due to Hudson Acres \$ 12,000

Due to Mt. Hope Commons, LLC \$ 243,328

Note Payable - Pensco \$ (5,263)

Mortgage Payable - Bermuda Vista \$ 1,000,000

Total Other Current Liabilities \$ 1,249,065

Total Current Liabilities \$ 1,504,152

Total Liabilities \$ 1,504,152

Equity

Additional Pd in Capital \$ 127,000

12/31/10
Accrual Basis

Gulf West Investment Properties

Balance Sheet

As of December 31, 2010
Dec 31, 2010

Opening Bal Equity	\$ 2,313,203
Retained Earnings	\$ (1,326,483)
Shareholder Distribution	\$ -
Net Income	\$ (339,456)
Total Equity	<u>\$ 774,264</u>
 TOTAL LIABILITIES & EQUITY	 <u><u>\$ 2,278,416</u></u>

Income Statement	<u>Jan - Dec 2010</u>
Ordinary Income/Expense	
Income	
Sales Income	-
Total Income	-
Gross Profit	-
Expense	
Administration	
Travel and Entertainment	8,500
Auto Expenses	3,909
Total Travel and Entertainment	12,409
Office Supplies	1,842
Total Administration	14,251
Fiscal	
Professional Fees	
Stock Transfer Agent Fees	4,800
OTCMarket.com Fees	3,500
Website Development	3,600
Total Professional Fees	11,900
Total Fiscal	11,900
Operations	
Fencing and Repairs and Maint	32,062
Design and Architechtural	9,243
Secreterial Services	5,200
Total Operations	46,505
Total Operations	46,505
Legal Fees	78,000
Officer Compensation	174,000
Rent	12,000
Telephone and Fax	2,800
Total Expense	339,456
Net Ordinary Income	(339,456)
Net Income	(339,456)

Statement of Cash Flows	<u>Jan - Dec 2010</u>
OPERATING ACTIVITIES	
Net Income	(339,456)
Adjustments to reconcile Net Income to net cash provided by operations	
Due to Hudson Acres	12,000
Due to Mt. Hope Commons, LLC	134,300
Note Payable - Pensco	(3,216)
Net cash provided by Operating Activities	(196,372)
INVESTING ACTIVITIES	
Additional Paid in Capital	127,000
FINANCING ACTIVITIES	
Notes Payable	75,000
Net cash provided by Financing Activities	<u>75,000</u>
Net cash increase for period	<u>(121,372)</u>
Cash at beginning of period	(6,794)
Cash at end of period	<u><u>5,628</u></u>

Consolidated statement of shareholders' equity December 2010

January 2010 - December 2010	2010
Shareholders' equity, 1 January 2010 (425,444 shares)	2,313,203
Additional Paid in Capital	127,000
Retained Earnings	(1,326,483)
Net Income	(339,456)
Shareholders' equity, 31 December 2010 (77,742,066 shares)	774,264

Notes to Financials:

Note 1

The financial statements set forth in this document, are for the fiscal year ended December 31, 2010 have not been audited or reviewed by the Company's independent public accountants. The Company is currently undertaking to have the review completed by its independent public accountants in an expedited manner. The Company intends to make additional or supplemental disclosure, if any, if such disclosure is indicated by such review.