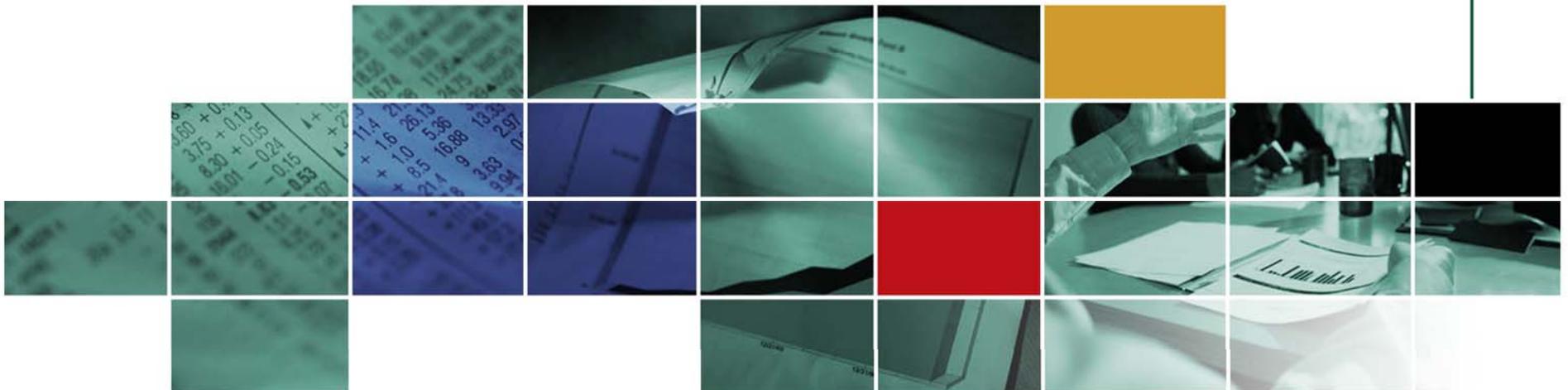


# RVKuhns

▶▶▶ & ASSOCIATES, INC.

## Wyoming State Treasurer's Office Alternative Investment Supplemental Disclosure

September 30, 2010



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# Wyoming State Treasurer's Office

## Executive Summary

As of September 30, 2010

### General Comments

- Through this reporting period, Wyoming State Treasurer's Office has committed a total of \$592,950,000 to 7 non-marketable alternative investments.
- The average age of active investments (based upon vintage year and weighted by commitment) was 3.71 years.
- A total of \$435,230,980 has been called or otherwise contributed to date.
- Distributions have totaled \$137,703,282 since plan inception.
- The residual estimated value of interests in these partnerships/investments is \$372,444,088.
- Since inception net performance for the investments are as follows:
  - Annualized since-inception estimated Internal Rate of Return (IRR) of 10.90%.
  - Were an investment into the benchmark index (S&P 500 Index (Cap Wtd)) ("Index IRR") made with the identical cash-flow pattern, the resulting return would be equal to -0.35% indicating roughly 1124 basis points of annualized out-performance.
  - For every \$1 paid into the portfolio, \$1.17 has been returned as a distribution or is held in residual value (multiple on invested capital = 1.17x).

## Wyoming State Treasurer's Office

### Executive Summary

As of September 30, 2010

#### Hedge Funds - Opportunistic

- Hedge Funds - Opportunistic funds account for 25.30% of commitments, 31.47% of contributed funds, 0.00% of distributed funds, and 39.98% of reported residual value.
- Pooled portfolio since inception performance is as follows:
  - Annualized since-inception IRR - Not Material
  - S&P 500 Index (Cap Wtd) IRR - Not Material
  - A multiple on invested capital of 1.09x.

#### Private Equity - Multi-Stage

- Private Equity - Multi-Stage funds account for 43.50% of commitments, 56.02% of contributed funds, 99.08% of distributed funds, and 47.49% of reported residual value.
- Pooled portfolio since inception performance is as follows:
  - Annualized since-inception IRR of 12.16%
  - S&P 500 Index (Cap Wtd) IRR of -2.37%
  - A multiple on invested capital of 1.29x.

#### Private Equity - Venture

- Private Equity - Venture funds account for 1.69% of commitments, 1.15% of contributed funds, 0.00% of distributed funds, and 1.16% of reported residual value.
- Pooled portfolio since inception performance is as follows:
  - Annualized since-inception IRR of -9.30%
  - S&P 500 Index (Cap Wtd) IRR of -0.16%
  - A multiple on invested capital of 0.87x.

## Wyoming State Treasurer's Office

### Executive Summary

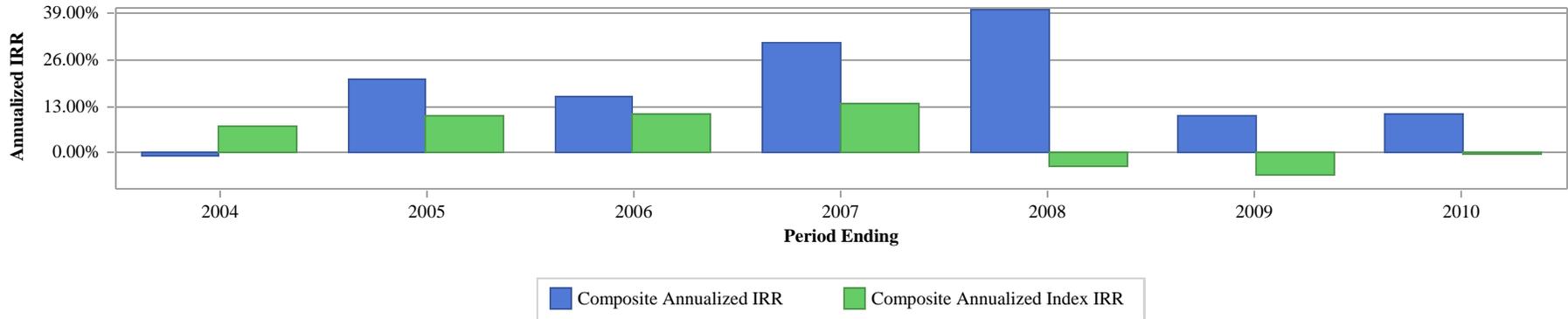
As of September 30, 2010

#### Real Estate - Value Added

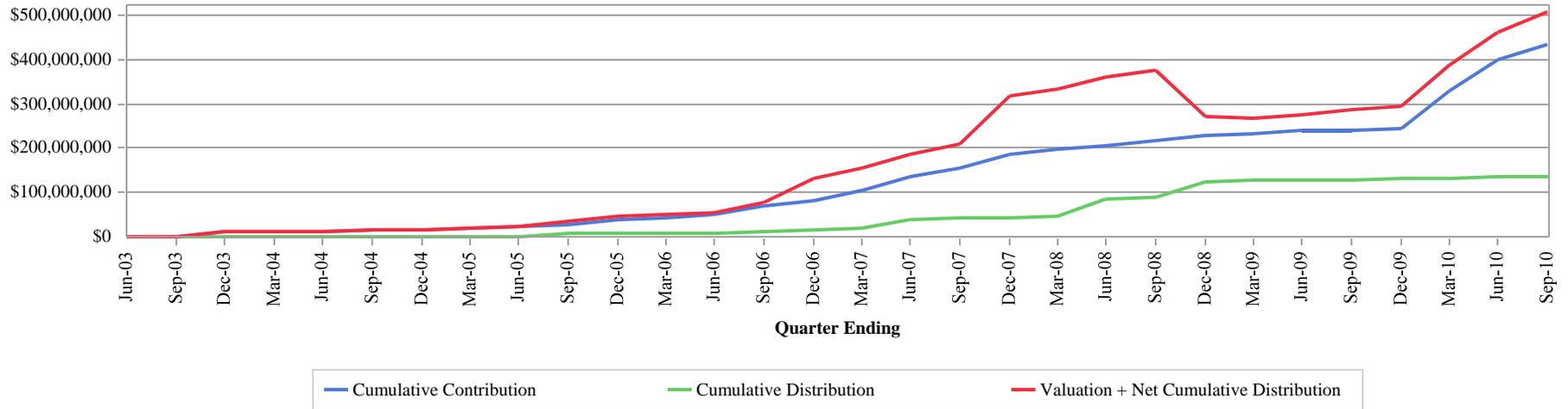
- Real Estate - Value Added funds account for 29.51% of commitments, 11.36% of contributed funds, 0.92% of distributed funds, and 11.37% of reported residual value.
- Pooled portfolio since inception performance is as follows:
  - Annualized since-inception IRR of -11.22%
  - S&P 500 Index (Cap Wtd) IRR of -1.37%
  - A multiple on invested capital of 0.88x.

**Wyoming State Treasurer's Office**  
**Alternative Investment Composite Performance and Cash Flow Summary**  
**As of September 30, 2010**

**Since Inception Annualized Composite IRR**



**Since Inception Cash Flow**



*Index IRR represents the dollar-weighted returns calculated using the S&P 500 Index (Cap Wtd) assuming an index investment with the same cash flow timing. This report may contain valuations for investments that are preliminary estimates of valuation as of the date of reporting which reflect the estimated impact of subsequent net cash contributions/distributions. These figures may be used in calculations contained in this report. IRRs are shown only for investments with one year or more of cash flows and for which an accurate IRR could be calculated.*

**Wyoming State Treasurer's Office**  
**Alternative Investment Asset Class Composite Performance**  
**As of September 30, 2010**

<b>Asset Class</b>	<b>Commitment</b>	<b>Paid In Capital</b>	<b>Distributions</b>	<b>Valuation</b>	<b>Pooled IRR</b>	<b>Index IRR</b>	<b>Fund Multiple</b>
Hedge Funds - Opportunistic	\$150,000,000	\$136,982,888	\$0	\$148,906,341	N/M	N/M	1.09
Private Equity - Multi-Stage	\$257,950,000	\$243,801,290	\$136,434,860	\$176,855,098	12.16%	-2.37%	1.29
Private Equity - Venture	\$10,000,000	\$5,000,000	\$0	\$4,337,085	-9.30%	-0.16%	0.87
Real Estate - Value Added	\$175,000,000	\$49,446,802	\$1,268,422	\$42,345,564	-11.22%	-1.37%	0.88
<b>TOTAL</b>	<b>\$592,950,000</b>	<b>\$435,230,980</b>	<b>\$137,703,282</b>	<b>\$372,444,088</b>	<b>10.90%</b>	<b>-0.35%</b>	<b>1.17</b>

*Index IRR represents the dollar-weighted returns calculated using the S&P 500 Index (Cap Wtd) assuming an index investment with the same cash flow timing. IRRs are shown only for investments with one year or more of cash flows and for which an accurate IRR could be calculated. Applicable IRRs are marked with 'N/M' for not material. Pooled IRR is the annualized since-inception net internal rate for the indicated fund or composite. This report may contain valuations for investments that are preliminary estimates of valuation as of the date of reporting which reflect the estimated impact of subsequent net cash contributions/distributions. These figures may be used in calculations contained in this report. Fund Multiple is the since inception sum of distributions and valuation divided by paid in capital.*

**Wyoming State Treasurer's Office**  
**Alternative Investment Vintage Year Composite**  
**As of September 30, 2010**

**Average Commitment-weighted Active Investment Age (in years):3.71**

<b>Vintage Year</b>	<b>Commitment</b>	<b>Paid In Capital</b>	<b>Distributions</b>	<b>Valuation</b>	<b>Pooled IRR</b>	<b>Index IRR</b>	<b>Vintage Year Multiple</b>	<b>Cumulative Multiple</b>
2003	\$257,950,000	\$243,801,290	\$136,434,860	\$176,855,098	12.16%	-2.37%	1.29	1.29
2006	\$25,000,000	\$20,000,000	\$664,235	\$14,249,403	-11.86%	-4.04%	0.75	1.24
2007	\$10,000,000	\$3,936,647	\$0	\$2,082,749	-24.82%	-4.66%	0.53	1.23
2009	\$150,000,000	\$136,982,888	\$0	\$148,906,341	N/M	N/M	1.09	1.18
2010	\$150,000,000	\$30,510,155	\$604,187	\$30,350,497	N/M	N/M	1.01	1.17
<b>TOTAL</b>	<b>\$592,950,000</b>	<b>\$435,230,980</b>	<b>\$137,703,282</b>	<b>\$372,444,088</b>	<b>10.90%</b>	<b>-0.35%</b>		<b>1.17</b>

*Index IRR represents the dollar-weighted returns calculated using the S&P 500 Index (Cap Wtd) assuming an index investment with the same cash flow timing. IRRs are shown only for investments with one year or more of cash flows and for which an accurate IRR could be calculated. Applicable IRRs are marked with 'N/M' for not material. Pooled IRR is the annualized since-inception net internal rate for the indicated fund or composite. This report may contain valuations for investments that are preliminary estimates of valuation as of the date of reporting which reflect the estimated impact of subsequent net cash contributions/distributions. These figures may be used in calculations contained in this report. Vintage Year Multiple is the since inception sum of distributions and valuation divided by paid in capital. Cumulative Multiple is the since inception sum of distributions and valuation divided by paid in capital for all investments through the indicated vintage year.*

**Wyoming State Treasurer's Office**  
**Alternative Investment Fund Performance Listing**  
**As of September 30, 2010**

<b>Fund Name</b>	<b>Vintage</b>	<b>Asset Class</b>	<b>Commitment</b>	<b>Paid In Capital</b>	<b>Distributions</b>	<b>Valuation</b>	<b>Pooled IRR</b>	<b>Quartile</b>	<b>Index IRR</b>	<b>Fund Multiple</b>
Cheyenne Capital Fund, LP	2003	Private Equity - Multi-Stage	\$257,950,000	\$243,801,290	\$136,434,860	\$176,855,098	12.16%	2nd	-2.37%	1.29
Access Venture Partners II, LP	2006	Private Equity - Venture	\$10,000,000	\$5,000,000	\$0	\$4,337,085	-9.30%	3rd	-0.16%	0.87
TA Realty VIII, LP	2006	Real Estate - Value Added	\$15,000,000	\$15,000,000	\$664,235	\$9,912,318	-12.40%	N/A	-5.77%	0.71
Heitman Value Partners II, LP	2007	Real Estate - Value Added	\$10,000,000	\$3,936,647	\$0	\$2,082,749	-24.82%	N/A	-4.66%	0.53
Grosvenor Global Recovery Fund, Ltd.	2009	Hedge Funds - Opportunistic	\$150,000,000	\$136,982,888	\$0	\$148,906,341	N/M	N/A	N/M	1.09
Cornerstone Core Mortgage Fund I	2010	Real Estate - Value Added	\$75,000,000	\$15,202,454	\$506,688	\$14,933,638	N/M	N/A	N/M	1.02
WestRiver RE Finance Fund, L.P.	2010	Real Estate - Value Added	\$75,000,000	\$15,307,701	\$97,499	\$15,416,859	N/M	N/A	N/M	1.01
<b>TOTAL</b>			<b>\$592,950,000</b>	<b>\$435,230,980</b>	<b>\$137,703,282</b>	<b>\$372,444,088</b>	<b>10.90%</b>		<b>-0.35%</b>	<b>1.17</b>

*Certain valuations (marked with a '\*') are preliminary estimates of valuation as of the date of reporting and reflect the estimated impact of subsequent net cash contributions/distributions. These figures may be used in calculations contained in this report. Index IRR represents the dollar-weighted returns calculated using the S&P 500 Index (Cap Wtd) assuming an index investment with the same cash flow timing. IRRs are shown only for investments with one year or more of cash flows and for which an accurate IRR could be calculated. Applicable IRRs are marked with 'N/M' for not material. Pooled IRR is the annualized since-inception net internal rate for the indicated fund or composite. Fund Multiple is the since inception sum of distributions and valuation divided by paid in capital. Quartile data is based on information provided by Thomson Reuters.*

*Cheyenne Capital Fund valuations set forth herein could be materially different once underlying investments are realized. Market conditions at the time of exit could be substantially different than at the reporting period, resulting in valuations different than those represented above. Fund valuations shown above may differ from the traditional investment performance report due to the exclusion of assets held in cash. Valuation shown here for Grosvenor Global Recovery Fund will differ from the traditional investment performance report, as the valuation reflected therein is not on a one-quarter lag due to the nature of this particular investment.*