FORM D



UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

FORM D

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D. **SECTION 4(6), AND/OR** UNIFORM LIMITED OFFERING EXEMPTION

•		
	OMB APPR	IOVAL
	OMB Number:	3235-0076
	Expires:	
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D.	ATE RECEIVED !

hours per response. 16.00

Name of Offering (check if this is an amendment and name has changed, and indicate Preferred Yield Plus, L.P.	: change.)
Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Type of Filing: New Filing Amendment	Section 4(6) ULOE
A. BASIC IDENTIFICATION I	DATA
1. Enter the information requested about the issuer	
Name of Issuer (check if this is an amendment and name has changed, and indicate checker Preferred Yield Plus, L.P.	ange.)
Address of Executive Offices (Number and Street, City, State 4 Orinda Way, Suite 200-C, Orinda, CA 94563	e, Zip Code) Telephone Number (Including Area Code) (925)253-2949
Address of Principal Business Operations (Number and Street, City, State (if different from Executive Offices) Same as above.	te, Zip Code) Telephone Number (Including Area Code) Same as above.
Brief Description of Business Preferred Yield Plus, L.P. is a California limited partnership investing primarily ir securities.	n real estate investment trusts (REIT's) and other real
Type of Business Organization corporation business trust I limited partnership, already formed limited partnership, to be formed	other (please specify):
Month Year Actual or Estimated Date of Incorporation or Organization: O 4 Q Y Act Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbrevi CN for Canada; FN for other foreign jurisd	iation for State:
GENERAL INSTRUCTIONS	/ MORNOUT
	R. Landon Com Com

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 176 12 20 20 20 4 every, or 15 U.S.C. 77d(6).

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predictated on the filing of a federal notice.

A. BASIC IDENTIFICATION DATA Enter the information requested for the following: Each promoter of the issuer, if the issuer has been organized within the past five years; Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer. Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and Each general and managing partner of partnership issuers. Check Box(es) that Apply: ✓ Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) Kensington Investment Group, Inc. Business or Residence Address (Number and Street, City, State, Zip Code) 4 Orinda Way, Suite 200-C, Orinda, CA 94563 Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) Kramer, John P. Business or Residence Address (Number and Street, City, State, Zip Code) 4 Orinda Way, Suite 200-C, Orinda, CA 94563 Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer General and/or Director Managing Partner Full Name (Last name first, if individual) Kirkpatrick, Craig M. Business or Residence Address (Number and Street, City, State, Zip Code) 4 Orinda Way, Suite 200-C, Orinda, CA 94563 Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Promoter Beneficial Owner Executive Officer Director General and/or Check Box(es) that Apply: Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Beneficial Owner Executive Officer Director General and/or Check Box(es) that Apply: Promoter Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code)

					B. II	NFORMAT	ION ABOU	T OFFERI	NG				
1.	Has the	issuer sold	, or does th		•					J		Yes	No 🗷
2	33714 :-	• • • • • • • • • • • • • • • • • • •	:			Appendix		_				r 100	0,000.00
2.	wnatis	the minim	um investir	ieni inai w	iii de acce	pied from a	iny maivia	uai?		•••••		Yes	No
3.	Does th	e offering p	permit joint	t ownershi	p of a sing	le unit?	•••••	***************************************	*****	••••••		K	
4.	Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only. Il Name (Last name first, if individual)												
		Last name f		vidual)									
Bu.	siness or	Residence	Address (N	umber and	Street, Ci	ity, State, Z	(ip Code)						
					· ·								
Na	me of As	sociated Bro	oker or De	aler									
Sta	ites in WI	nich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers						
	(Check	"All States"	" or check	individual	States)					············		☐ Al	l States
	IL MT RI	AK IN NE SC	IA NV SD	AR KS NH TN	CA KY NJ TX	CO LA NM UT	CT ME NY VT	DE MD NC VA	DC MA ND WA	FL MI OH WV	GA MN OK WI	MS OR WY	MO PA
Ful	ll Name (Last name f	first, if indi	ividual)									
Bu	siness or	Residence	Address (N	Number an	d Street, C	City, State,	Zip Code)	· · · · · · · · · · · · · · · · · · ·					
Na	me of As	sociated Br	oker or De	aler	-					~ ++ +			
Sta	ites in Wi	nich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers						
	(Check	"All States	" or check	individual	States)				***************************************			☐ A1	l States
	AL IL MT	AK IN NE SC	AZ IA NV SD	AR KS NH TN	CA KY NJ TX	CO LA NM UT	CT ME NY VT	DE MD NC VA	DC MA ND WA	FL MI OH WV	GA MN OK WI	MS OR WY	MO PA PR
Ful	ll Name (Last name 1	first, if ind	ividual)				· · · · · · · · · · · · · · · · · · ·					
Bu	siness or	Residence	Address (?	Number an	d Street, C	City, State,	Zip Code)						
Na	me of As	sociated Br	oker or De	aler									
Sta		hich Person							- ,				
	(Check	"All States	" or check	individual	States)		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			,,,,,		☐ Al	ll States
	IL MT RI	AK IN NE SC	AZ IA NV SD	AR KS NH TN	CA KY NJ TX	CO LA NM UT	ME NY VT	DE MD NC VA	MA ND WA	FL MI OH WV	GA MN OK WI	MS OR WY	MO PA PR

Preferred Yield Plus Form D Attachment - List of Broker / Dealers

Broker / Dealer	Address	States in which the Broker / Dealer intends to solicit purchasers.
FSC Securities	2300 Windy Ridge Parkway, Suite 1100, Atlanta, GA 30339	All States
Capital Analysts, Inc.	3 Radnor Corporate Center, Suite 220, Radnor, PA 19087	All States
Commonwealth Financial Network	One University Office Park, 29 Sawyer Road, Waltham, MA 02154	All States
Sanders Morris Harris	3100 Chase Tower, Houston, TX 77002-3003	All States
Linsco Private Ledger	9785 Towne Centre Drive, San Diego, CA 92150	All States
Associated Securities Corporation	5933 West Century Blvd., Los Angeles, CA 90045	All States
Stanford Investment Group	2570 El Camino Real, Suite 520, Mountian View, CA 94040	All States
American Investors Company	P.O. Box 1307, San Ramon, CA 94583	All States
IFG Network Securities	1900 Monarch Tower, 3234 Peachtree Road NE, Atlanta, GA 30326	All States
Protected Investors of America	235 Montgomery Street, Suite 1050, San Francisco, CA 94104	All States
H. Beck, Inc	11140 Rockville Pike, Suite 400, Rockville, MD 20852	All States
AFA Financial Group	26637 West Agoura Road, Casablancas, CA 91302	All States
Multi Financial Securities Corporation 2780 Sky Park Drive, Suite	2780 Sky Park Drive, Suite 300, Torrance, CA 90505	All States
Walnut Street Securities	485-E US Highway 1 South 4th Floor, Iselin, NJ 08830	All States
Pacific West Securities	555 South Renton Village Place, Renton, WA 98055	All States
Brookstreet Securities Corporation	2361 Campus Drive, Suite 210, Irvine, CA 92612	All States

	C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF	PROCEEDS	
1.	Enter the aggregate offering price of securities included in this offering and the total amount alread sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.	k i	
	Type of Security	Aggregate Offering Price	Amount Already Sold
	Debt	\$	\$
	Equity	\$	\$
	Common Preferred		
	Convertible Securities (including warrants)	\$	\$
	Partnership Interests	\$ 8,146,682.00	\$ 8,146,682.00
	Other (Specify)	\$	\$
	Total	\$_8,146,682.00	\$ 8,146,682.00
	Answer also in Appendix, Column 3, if filing under ULOE.		
2.	Enter the number of accredited and non-accredited investors who have purchased securities in thi offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicat the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."	e	Aggregate
		Number Investors	Dollar Amount of Purchases
	Accredited Investors		<u>\$ 8,146,682.00</u>
	Non-accredited Investors		\$
	Total (for filings under Rule 504 only)		\$
	Answer also in Appendix, Column 4, if filing under ULOE.		
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities old by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.		
	Type of Offering	Type of Security	Dollar Amoun Sold
	Rule 505	·	\$
	Regulation A		\$
	Rule 504		\$
	Total	·	\$_0.00
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of th securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.		
	Transfer Agent's Fees		\$_0.00
	Printing and Engraving Costs		\$ 0.00

Legal Fees

Accounting Fees Engineering Fees

Sales Commissions (specify finders' fees separately)

Other Expenses (identify) Blue Sky, Due Dilligence, Marketing,

\$_8,398.09

\$ 486,530.58

\$ 128,199.29 \$ 623,127.96

\$_0.00

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 \mathbf{Z}

^{***} This fund is not limited in the amount of money it can raise. It is limited to 99 investors. ***

	C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PR	ROCEEDS	
	b. Enter the difference between the aggregate offering price given in response to Part C — Question 1 and total expenses furnished in response to Part C — Question 4.a. This difference is the "adjusted gross proceeds to the issuer."		7,523,554.04
5.	Indicate below the amount of the adjusted gross proceed to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C — Question 4.b above.		
		Payments to Officers, Directors, & Affiliates	Payments to Others
	Salaries and fees] \$	\$
	Purchase of real estate] \$	\$
	Purchase, rental or leasing and installation of machinery and equipment] \$. 🗆 \$
	Construction or leasing of plant buildings and facilities] \$. 🗀 \$
	Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger)	7.\$	□\$
	Repayment of indebtedness	_	_
	Working capital	-	
	Other (specify): Investments - Securities		
]\$	·
	Column Totals	\$_0.00	7 ,523,554.04
	Total Payments Listed (column totals added)	Z \$ <u>7</u>	523,554.04
Γ	D. FEDERAL SIGNATURE		
sig	e issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice nature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commiss information furnished by the issuer to any non-accredited investor pursuant to paragraph (b)(2) of R	sion, upon writte	
Iss	uer (Print or Type) Signature I)ate	
Pr	referred Yield Plus, L.P.	1/2	7/00
	me of Signer (Print or Type) Title of Signer (Print or Type) nn P. Kramer President, Kensington Investment Group & Ma	anaging Genera	I Partner

- ATTENTION -

	E. STATE SIGNATURE							
1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification Yes No provisions of such rule?							
	See Appendix, Column 5, for state response.							
2.	The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed a notice on Form D (17 CFR 239.500) at such times as required by state law.							
3.	. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by issuer to offerees.							
4.	The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.							
	uer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned athorized person.							
Issuer ((Print or Type) Signature Date							
Preferre	ed Yield Plus, L.P.							
Name (Print or Type) / Print or Type)							
John P	P. Kramer President, Kensington Investment Group & Managing General Partner							
	//							

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

	APPENDIX										
1	Intend to non-a investor	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		4 Type of investor and amount purchased in State (Part C-Item 2)				5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)		
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No		
AL	The state of the s	×	\$10,000,000	1	\$150,000.0	0			×		
AK		×	\$10,000,000	0	\$0.00	0			×		
AZ		×	\$10,000,000	1	\$50,000.00	0			×		
AR		×	\$10,000,000	0	\$0.00	0			×		
CA	·_	×	\$10,000,000	29	\$2,952,332.	0			×		
СО		×	\$10,000,000	0	\$0.00	0			×		
СТ		*	\$10,000,000	2	\$649,014.00	0			×		
DE		×	\$10,000,000	0	\$0.00	0			×		
DC		×	\$10,000,000	0	\$0.00	0		, , , , , , , ,	X		
FL		×	\$10,000,000	2	\$175,000.00	0		:	×		
GA		×	\$10,000,000	13	\$975,000.0	0			×		
·HI		×	\$10,000,000	0	\$0.00	0			×		
ID		×	\$10,000,000	0	\$0.00	0			×		
IL		×	\$10,000,000	0	\$0.00	0			*		
IN	and an additional addition of the second of	×	\$10,000,000	1	\$50,000.00	0			×		
IA		×	\$10,000,000	0	\$0.00	0			×		
KS		×	\$10,000,000	0	\$0.00	0			×		
KY		×	\$10,000,000	0	\$0.00	0		j .	X		
LA		×	\$10,000,000	0	\$0.00	0		i i	X		
ME		×	\$10,000,000	1	\$50,000.00	0			×		
MD		×	\$10,000,000	0	\$0.00	0			×		
MA		×	\$10,000,000	2	\$185,000.00	0			×		
MI		×	\$10,000,000	1	\$140,000.00	0		Section to print y to message "	*		
MN		×	\$10,000,000	1	\$50,000.00	0			*		
MS		×	\$10,000,000	1	\$50,000.00	0			×		

APPENDIX										
1	Intend to non-a- investors	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)	4 Type of investor and amount purchased in State (Part C-Item 2)				5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)		
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No	
МО		×	\$10,000,000	0	\$0.00	0			×	
МТ		×	\$10,000,000	0	\$0.00	0			×	
NE		×	\$10,000,000	0	\$0.00	0		4	×	
NV		*	\$10,000,000	0	\$0.00	0			×	
NH		×	\$10,000,000	0	\$0.00	0		A 1000 TOTAL OF MICHAEL AND A 1000 TOTAL OF THE ADDRESS OF THE ADD	×	
NJ		×	\$10,000,000	2	\$100,000.00	0			×	
NM		×	\$10,000,000	0	\$0.00	0			×	
NY		×	\$10,000,000	1	\$50,000.00	0			×	
NC		×	\$10,000,000	1	\$75,000.00	0		<u> </u>	×	
ND		×	\$10,000,000	0	\$0.00	0			X	
ОН	k	. x	\$10,000,000	0	\$0.00	0			×	
ОК		×	\$10,000,000	0 .	\$0.00	0 .		Topology / MPARI and Samuel and Alice A When	X	
OR		×	\$10,000,000	3	\$325,000.0	0			X	
PA	TO SECURE TO SECURE OF THE SEC	×	\$10,000,000	12	\$1,255,336	0		A CONTRACTOR OF THE PARTY OF TH	X	
RI		×	\$10,000,000	0	\$0.00	0			×	
SC		×	\$10,000,000	1	\$50,000.00	0		*	×	
SD		*	\$10,000,000	0	\$0.00	0		2	X	
TN		×	\$10,000,000	0	\$0.00	0			×	
TX		×	\$10,000,000	4	\$465,000.0	0			×	
UT	Control Security Marketing Control	×	\$10,000,000	0	\$0.00	0			×	
VT	2 mary 1 market market market market	×	\$10,000,000	0	\$0.00	0			×	
VA		×	\$10,000,000	2	\$100,000.0	0			×	
WA		×	\$10,000,000	2	\$250,000.00	0			×	
WV		×	\$10,000,000	0	\$0.00	0			X	
WI		×	\$10,000,000	0	\$0.00	0			×	

,				APP	ENDIX				
1	2 3 Type of security and aggregate offering price offered in state (Part B-Item 1) Type of security and aggregate offering price offering price offered in state (Part C-Item 1)				5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)				
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
WY	The second secon	×	\$10,000,000	0	\$0.00	0			×
PR		×	\$10,000,000	0	\$0.00	0			×