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ANNUAL AUDITED REPORT  
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PART III

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Information Required of Brokers and Dealers Pursuant to Section 17 of the  
Securities Exchange Act of 1934 and Rule 17a-5 Thereunder

REPORT FOR THE PERIOD BEGINNING 1/1/2015 AND ENDING 12/31/2015  
MM/DD/YY MM/DD/YY

A. REGISTRANT IDENTIFICATION

NAME OF BROKER-DEALER: GREENDAK REAL ESTATE US LLC

OFFICIAL USE ONLY  
FIRM I.D. NO.

ADDRESS OF PRINCIPAL PLACE OF BUSINESS: (Do not use P.O. Box No.)

285 Madison Avenue, Suite 1800  
(No. and Street)

New York  
(City)

NY  
(State)

10017  
(Zip Code)

NAME AND TELEPHONE NUMBER OF PERSON TO CONTACT IN REGARD TO THIS REPORT

LORI BIANCAMANO

(212) 359-7622

(Area Code - Telephone Number)

B. ACCOUNTANT IDENTIFICATION

INDEPENDENT PUBLIC ACCOUNTANT whose opinion is contained in this Report\*

Pricewaterhouse Coopers LLP

(Name - if individual, state last, first, middle name)

300 Madison Ave, New York  
(Address) (City)

NY  
(State)

10017  
(Zip Code)

CHECK ONE:

- Certified Public Accountant
- Public Accountant
- Accountant not resident in United States or any of its possessions.

FOR OFFICIAL USE ONLY

\*Claims for exemption from the requirement that the annual report be covered by the opinion of an independent public accountant must be supported by a statement of facts and circumstances relied on as the basis for the exemption. See Section 240.17a-5(e)(2)

SEC 1410 (08-02)

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OATH OR AFFIRMATION

I, LORI BIANCAMANO, swear (or affirm) that, to the best of my knowledge and belief the accompanying financial statement and supporting schedules pertaining to the firm of Greendak Real Estate US LLC as of December 31, 2015, are true and correct. I further swear (or affirm) that neither the company nor any partner, proprietor, principal officer or director has any proprietary interest in any account classified solely as that of a customer, except as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Lori Biancamano  
Signature  
CFO  
Title

Jennifer M Mockler  
Notary Public

JENNIFER M. MOCKLER  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01MO6224683  
Qualified in Queens County  
My Commission Expires July 06, 2018

This report \*\* contains (check all applicable boxes):

- (a) Facing Page.
- (b) Statement of Financial Condition.
- (c) Statement of Income (Loss).
- (d) Statement of Changes in Financial Condition.
- (e) Statement of Changes in Stockholders' Equity or Partners' or Sole Proprietors' Capital.
- (f) Statement of Changes in Liabilities Subordinated to Claims of Creditors.
- (g) Computation of Net Capital.
- (h) Computation for Determination of Reserve Requirements Pursuant to Rule 15c3-3.
- (i) Information Relating to the Possession or Control Requirements Under Rule 15c3-3.
- (j) A Reconciliation, including appropriate explanation of the Computation of Net Capital Under Rule 15c3-1 and the Computation for Determination of the Reserve Requirements Under Exhibit A of Rule 15c3-3.
- (k) A Reconciliation between the audited and unaudited Statements of Financial Condition with respect to methods of consolidation.
- (l) An Oath or Affirmation.
- (m) A copy of the SIPC Supplemental Report.
- (n) A report describing any material inadequacies found to exist or found to have existed since the date of the previous audit.

\*\*For conditions of confidential treatment of certain portions of this filing, see section 240.17a-5(e)(3).

**GREENOAK**

LONDON | NEW YORK | TOKYO

**GreenOak Real Estate US LLC**  
**Statement of Financial Condition**  
**December 31, 2015**  
**Available for Public Inspection**

**GreenOak Real Estate US LLC**

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**December 31, 2015**

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**Statement of Financial Condition**

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**Report of Independent Registered Public Accounting Firm**

To the Management of GreenOak Real Estate US LLC:

In our opinion, the accompanying statement of financial condition presents fairly, in all material respects, the financial position of GreenOak Real Estate US LLC (the "Company") at December 31, 2015 in conformity with accounting principles generally accepted in the United States of America. The statement of financial condition is the responsibility of the Company's management. Our responsibility is to express an opinion on the statement of financial condition based on our audit. We conducted our audit of this statement in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the statement of financial condition is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the statement of financial condition, assessing the accounting principles used and significant estimates made by management, and evaluating the overall statement of financial condition presentation. We believe that our audit provides a reasonable basis for our opinion.

*PricewaterhouseCoopers LLP*

February 4, 2016

**GreenOak Real Estate US LLC**  
**Statement of Financial Condition**  
**As of December 31, 2015**

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<b>Assets</b>	
Cash and cash equivalents	\$ 1,824,485
Prepaid expenses	1,910
<b>Total assets</b>	<b><u>1,826,395</u></b>
<b>Liabilities</b>	
Accrued expenses	1,591,142
Due to affiliated entity	12,770
<b>Total liabilities</b>	<b><u>1,603,912</u></b>
Commitments and contingencies (Note 5)	
Member's Equity	<u>222,483</u>
<b>Total Liabilities and Member's Equity</b>	<b><u>\$ 1,826,395</u></b>

The accompanying notes are an integral part of this statement

**GreenOak Real Estate US LLC**  
**Notes to Statement of Financial Condition**  
**December 31, 2015**

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**1. Organization and Nature of Business**

GreenOak Real Estate US LLC (the "Company") was formed as a Delaware Limited Liability Company on March 17, 2011. The Company is registered as a broker-dealer with the Securities and Exchange Commission (the "SEC") and the Financial Industry Regulatory Authority ("FINRA") and received its license on February 3, 2012. The Company is a wholly-owned subsidiary of GreenOak Real Estate, LP. The Company's primary business activity has been to act as an advisor on a specific transaction or as a general corporate advisor.

**2. Summary of Significant Accounting Policies**

**Basis of accounting**

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States ("US GAAP").

**Use of estimates**

The preparation of financial statements in conformity with US GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Actual results may differ from those estimates.

**Advisory fee income**

Advisory fee income includes fees arising from various engagements in which the Company acts as an advisor on a specific transaction or as a general corporate advisor. Advisory fee income for retainers are recorded as earned in accordance with each engagement letter. Advisory fee income for transaction related engagements is recorded as the transaction occurs and the income is reasonably determinable.

**Cash and cash equivalents**

Cash and cash equivalents may include cash in banks and short-term investments. Short-term investments are comprised of highly liquid instruments with original maturities of three months or less from the date of purchase, and at times these balances may exceed federal insurable limits. Cash and cash equivalents of the Company are held with a major financial institution and may exceed the federal insurable limits. Generally these deposits may be redeemed upon demand and therefore bear minimal risk.

**Concentrations and market risk**

During the year ended December 31, 2015, approximately 98% of the Company's revenues were earned from one client in a payment related to engagements completed for the client during the year. The Company is exposed to concentration risk in the event that its clients are unable to fulfill their remaining contractual commitments. The Company seeks to minimize this risk through procedures designed to monitor the

**GreenOak Real Estate US LLC**  
**Notes to Statement of Financial Condition**  
**December 31, 2015**

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credit worthiness of its clients and ensure that client engagements are executed properly.

**Income Taxes**

The accounts of the Company are included as part of a consolidated group which is treated as a partnership, and therefore generally is not subject to income tax in any of the jurisdictions in which it operates, except for unincorporated business taxes in New York City.

The current income tax expense is allocated from the consolidated group and is recognized as of the date of the financial statements, utilizing currently enacted tax laws and rates. The current income tax is allocated to the Company based on the taxable income contribution percentage of the Company to the total consolidated group taxable income in New York City. The allocation methodology is not expected to change.

Deferred tax expenses or benefits are recognized in the financial statements for the changes in deferred tax liabilities or assets between years. As of December 31, 2015, the Company has no current or deferred tax assets or liabilities.

**Recently Issued and Adopted Accounting Pronouncements**

In September 2014, the Federal Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") 2014-15, *Presentation of Financial Statements — Going Concern (Subtopic 205-40): Disclosure of Uncertainties About an Entity's Ability to Continue as a Going Concern* ("ASU 2014-15"). The guidance in ASU 2014-15 sets forth management's responsibility to evaluate whether there is substantial doubt about an entity's ability to continue as a going concern as well as required disclosures. ASU 2014-15 is effective for annual periods ending after December 15, 2016, and interim periods and annual periods thereafter. Early application is permitted. The Company anticipates adopting this update in the year ended December 31, 2016 and does not expect the adoption to have a material impact on the Company's financial statements.

In May 2014, FASB issued ASU 2014-09, *Revenue from Contracts with Customers (Topic 606)* ("ASU 2014-09"). ASU 2014-09 is a comprehensive new revenue recognition model requiring a company to recognize revenue to depict the transfer of goods or services to a customer at an amount reflecting the consideration it expects to receive in exchange for those goods or services. ASU 2014-09 is effective for the first interim period within annual reporting periods beginning after December 15, 2016, and early adoption is not permitted. The Company anticipates adopting this update in the year ended December 31, 2017 and does not expect the adoption to have a material impact on the Company's financial statements.



**GreenOak Real Estate US LLC**  
**Notes to Statement of Financial Condition**  
**December 31, 2015**

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**3. Regulatory Requirements**

The Company is subject to the SEC Uniform Net Capital Rule (SEC Rule 15c3-1) which requires the Company to maintain minimum net capital of the greater of \$5,000 or 6-2/3% of aggregate indebtedness, as defined, and requires that the ratio of aggregate indebtedness to net capital, both as defined, shall not exceed 15 to 1. At December 31, 2015, the Company had net capital requirements of \$106,926 and excess net capital, as defined, of \$113,647. The Company's net capital ratio at December 31, 2015 was 7.3 to 1.

The Company claims exemption from Rule 15c3-3 of the Securities Exchange Act of 1934 under paragraphs (k)(2)(i) as it does not maintain customer accounts, nor does it hold securities for customers.

**4. Related-Party Transactions**

GreenOak Real Estate Advisors LP ("GreenOak"), a subsidiary of GreenOak Real Estate, LP (parent of the Company), provides the Company with personnel, facilities and services, as required in the normal course of the Company's business and as per the Expense Sharing Agreement. As of December 31, 2015, GreenOak has provided personnel, facilities and services of \$564,302 to the Company during 2015 which are included in the Statement of Operations. As of December 31, 2015, \$12,770 remains outstanding and is included as due to affiliated entity in the Statement of Financial Condition. In addition, the Company has accrued a bonus of \$1.5 million related to an employee of GreenOak for work related to the Company.

**5. Commitments and contingencies**

FASB ASC 460, *Guarantees*, specifies the disclosures to be made about obligations under certain issued guarantees and requires a liability to be recognized for the fair value of a guarantee obligation. In the normal course of business, the Company enters into contracts that contain various representations and warranties as well as the provision of general indemnifications. The Company's maximum potential amount of future payments that it could be required to make under these arrangements cannot be estimated. However, the Company believes that is unlikely it will have to make material payments under these arrangements and accordingly has not recorded any contingent liability.

**6. Subsequent Events**

As of February 4, 2016, the date the financial statements were available for issuance, the Company determined that there are no events requiring disclosure.