

# First Trust Deed Opportunity

## Henry Walker Land, LLC Loan #3301

<b>Borrower:</b>	Henry Walker Land, LLC
<b>Property Address:</b>	APNs: 08-436-0901 thru -0920; 08-436-0922 thru -0924; 08-436-0926 thru -0930; and 08-437-0932 thru -0956
<b>Subject Property:</b>	First Trust Deed collateralized by 53 approximately 0.06 acre fully-developed residential lots located in the Bridlewalk subdivision with the Sunset Equestrian Estates Master Planned Community just west of Interstate 15 in Kaysville, Utah (approximately 25 miles north of Salt Lake City, Utah). The subject property constitutes phase nine of the residential subdivision and has access to a fully-completed community pool, cabana, and tennis court.
<b>Loan Amount:</b>	\$1,430,000
<b>Estimated Value:</b>	N/A—Appraisal waiver required. The builder is purchasing the property for \$2,200,000 from a bank that is foreclosing on the previous property builder.
<b>Loan-to-Value:</b>	N/A—(65% Loan-to-Cost based upon the property purchase price detailed above)
<b>Yield:</b>	11.75% (Principal Balance $\geq$ \$100,000); 11.50% (Principal Balance $<$ \$100,000)
<b>Term:</b>	12 months with one optional 6-month extension period at maturity
<b>Interest Reserve:</b>	12 months
<b>Borrower Use of Proceeds:</b>	Proceeds will be used to purchase the subject property, including closing costs and fees.
<b>Borrower History:</b>	Henry Walker Land, LLC is a special purpose entity set up by Henry Walker Homes, LLC specifically for this project. Henry Walker Homes, LLC is a new borrower with CM Capital Services.
<b>Guaranty:</b>	The Borrower will execute a Limited Recourse Guaranty protecting our interest in the property.
<b>Exit Strategy:</b>	Loan will be repaid upon the sale of completed new homes in the project and/or the Borrower obtaining vertical construction financing.
<b>Funding Date:</b>	Funds and documents are due by 3/15/2010.
<b>Disclaimer:</b>	Money invested through a mortgage broker is not guaranteed to earn any interest or return and is not insured. Prior to investing, Investors must be provided applicable disclosure documents.

**BRIDLEWALK PLACE AT KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT A**  
 A CLUSTER SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH,  
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY,  
 DAVIS COUNTY, UTAH



**BRIDLEWALK PLACE AT KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT B**  
 A CLUSTER SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH,  
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY,  
 DAVIS COUNTY, UTAH



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