

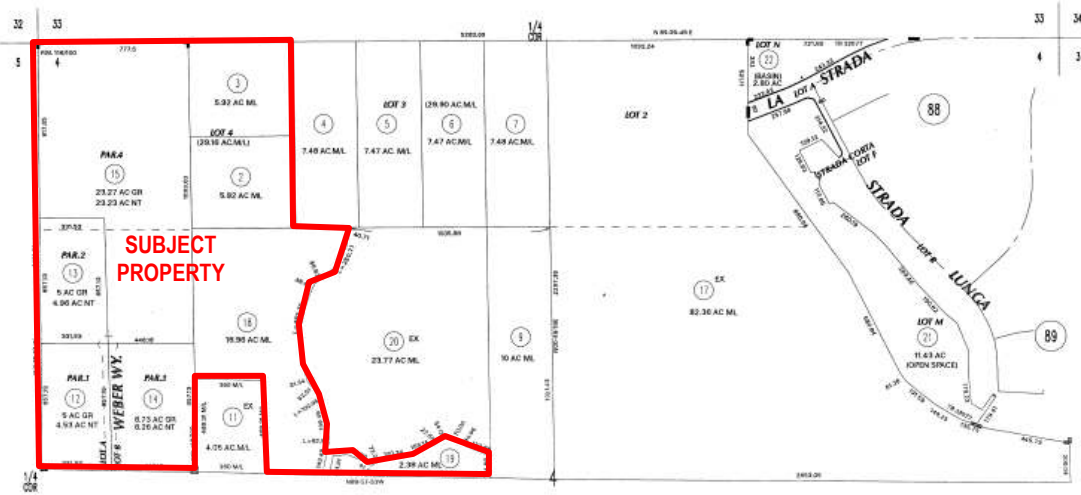
First Trust Deed Opportunity

CM Elsinore 1-421, LLC Loan #3252

Borrower:	CM Elsinore 1-421, LLC
Property Address:	APNs 363-020-002-6; 363-020-003-7; 363-020-012-5; 363-020-013-6; 363-020-014-7; 363-020-015-8; 363-020-018-1; and 363-020-019-2
Subject Property:	First Trust Deed collateralized by eight vacant residential parcels totaling approximately 69.6 acres of land located on Grunder Drive in Lake Elsinore, California. The property is zoned R-1 (single family residential) and was intended for the development of approximately 300 home sites by the original Borrower. The property is located near Interstate Highway 15 which provides access throughout Riverside County.
Loan Amount:	\$1,013,900
Estimated Value:	N/A—Appraisal waiver required. Appraisal dated 11/2007 (now considered out-of-date), indicated a value of \$10,380,000.
Loan-to-Value:	N/A
Yield:	9.25% (Principal Balance \geq \$100,000); 9.00% (Principal Balance $<$ \$100,000) Interest is paid monthly in arrears with payments due on the 1 st of each month with a 10-day grace period.
Term:	18 months with no optional extension periods at maturity
Interest Reserve:	18 months
Borrower Use of Proceeds:	The Borrower owns the subject property and proceeds will be used to cover carrying costs of the property, including but not limited to, taxes, insurance, engineering costs, marketing expenses and to reimburse CM Capital Services for expenses owed. The remaining balance will be used for prepaid interest, closing costs and fees.
Exit Strategy:	Loan will be repaid from the sale or refinance of the subject property.
Borrower History:	The Borrower consists of CM Capital Services Investors seeking First Trust Deed financing to cover carrying costs of property ownership. Investors have foreclosed against delinquent borrower and now own the property via a special purpose entity (LLC) formed on their behalf.

Funding Date: Funds and documents are due by 12/21/2009.

Disclaimer: 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.



Revised 11/24/2009