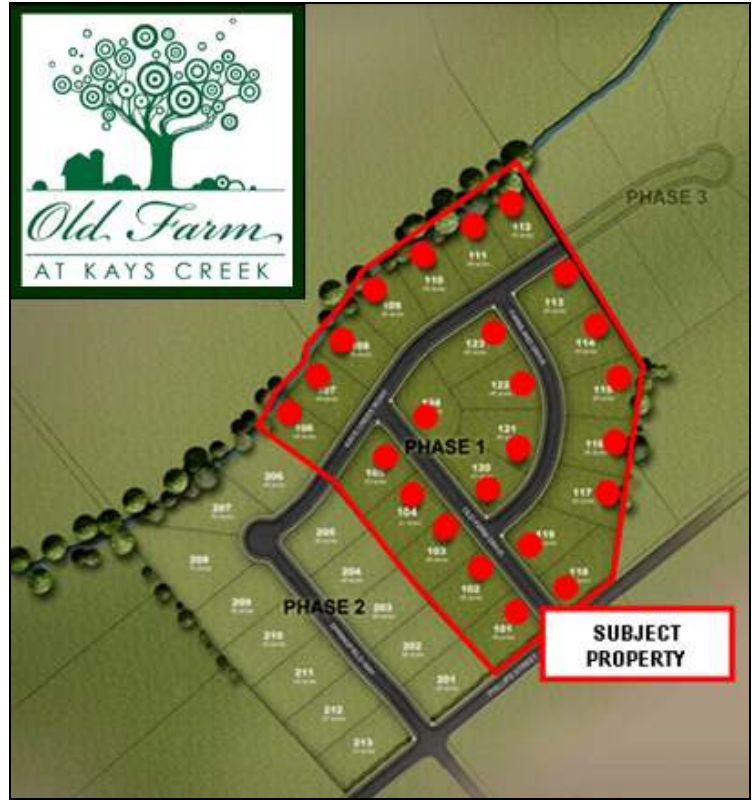
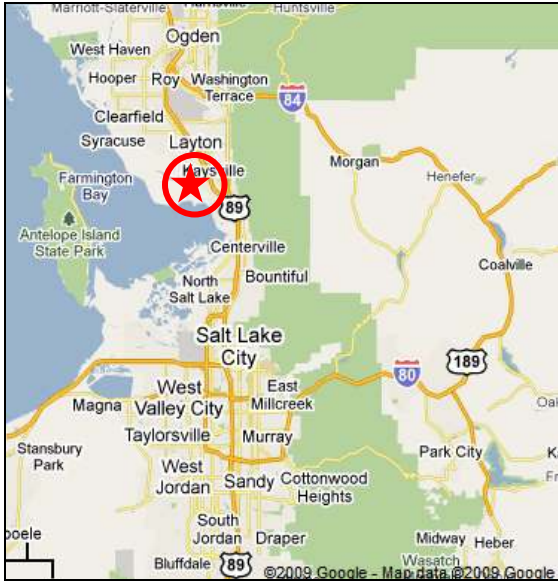


First Trust Deed Opportunity

Old Farm at Kays Creek, LLC Loan #3289

Borrower:	Old Farm at Kays Creek, LLC
Property Address:	APN: 11-076-0063
Subject Property:	First Trust Deed collateralized by one 13.8 acre partially-developed residential parcel located in Kaysville, Utah (approximately 25 miles north of Salt Lake City, Utah). The property is zoned, engineered, and approved for the development of 24 single family residences which will constitute Phase One of the Old Farm at Kays Creek subdivision. All 24 residential lots are reserved by buyers (with buyer deposits collected).
Loan Amount:	\$1,100,000
Funding Schedule:	Loan to be funded in two increments: first increment will consist of \$550,000 or more; second increment will consist of the remaining balance of the full loan amount.
Estimated Value:	\$2,550,000 as appraised by Lifferth Appraisal Company (1/19/2010)
Loan-to-Value:	43%
Yield:	10.25% (Principal Balance \geq \$100,000); 10.00% (Principal Balance $<$ \$100,000)
Term:	6 months with two optional 90-day extension periods at maturity
Interest Reserve:	4.5 months
Borrower Use of Proceeds:	The Borrower owns the subject property and proceeds will be used to complete land development. The remaining balance will be used for prepaid interest, closing costs and fees.
Borrower History:	Old Farm at Kays Creek, LLC is a new borrower with CM Capital Services.
Guaranty:	Gary Anderson, Joseph Hill, and Brian Watts, Owners of Old Farm at Kays Creek, LLC, will execute Personal Guaranties protecting our interest in the property.
Exit Strategy:	Loan will be repaid from the sale or refinance of the subject property.
Funding Date:	Funds and documents are due by 3/15/2010.
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 2/5/2010