

CSH CAPITAL GROUP LLC

Executive Summary

Company Statement

We are an elite asset management company that focuses on the acquisition, restructuring and resolution of non-performing residential and commercial mortgages at a substantial return to our investors.

Overview of the Industry

Although part of the real estate industry as a whole and the mortgage industry specifically, the non-performing loan market is made up of a small group of companies that actively buy, sell and service defaulted mortgages for a profit. This market is highly competitive and confidentiality is highly valued regarding product sources as well as profit models. The participants in this field vary from individual speculators to boutique servicing companies to large hedge funds and Wall Street investment banks.

Investor Opportunity

The current management team has successfully purchased and resolved non-performing mortgage debt throughout various real estate cycles over the past twenty years. Current market conditions in particular have created a unique opportunity for investors and principals in the distressed debt field. Declining home values combined with the collapse of the subprime mortgage sector is forcing many institutions to sell more of their defaulted mortgage inventory into the secondary market at a steeper discount. The availability of this product at competitive pricing presents a significant profit potential for expert players in this niche field.

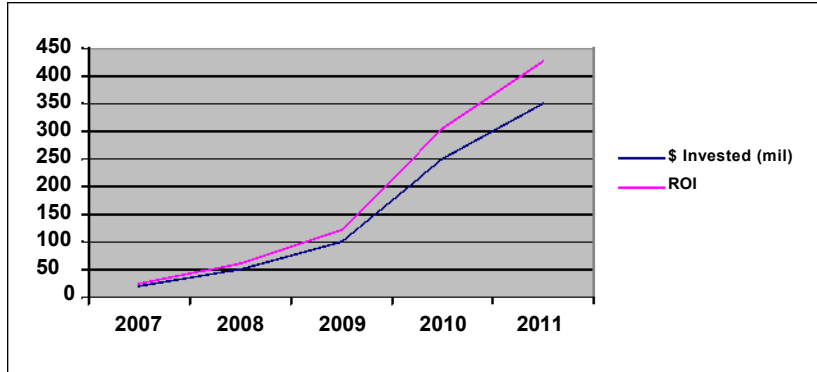
With potential returns on principal invested of 30% or higher, the field of prospective investors is large. Individuals, pension funds, hedge funds, investment banks, trusts, private-equity companies and media development funds are aggressively seeking private sector investment vehicles to enhance returns on portfolios made up largely of publicly traded securities.

Management

The notable industry experience and proven track record of the current management team, backed by a strong team of portfolio managers and support staff, combined with the solid relationships already established with numerous banks, law firms and technology vendors, makes CSH Capital Group LLC a key player in the non-performing debt field. Relying on exclusive loan sale purchase arrangements obtained with regional, national and global banking institutions, prior funds under this management team have realized average returns of 22% on invested capital of \$320,000,000

Investor Financial Projection

Based on an initial investment of \$20 mil in 2007 with \$350 mil invested by 2011 with an average annual return of 22%* to the Investor.



*Average annual ROI to Investor of prior LLCs managed by the executive management team.

Structure and Investment Product Overview

An investor can participate with a minimum principle investment of \$2,000,000* for the direct purchase of mortgage assets which are secured by an assignment of those mortgages directly into the investor's own entity. The Investor LLC and CSH Capital LLC relationship is defined by an Operating Agreement between both parties as to the owner of the assets (Investor LLC) and the manager of those assets (CSH Capital). There are three investment products available. Two of the investment products are offered on a per asset basis and are defined by a Joint Venture agreement between the Investor LLC and CSH Capital. The two joint venture products currently offered are:

- A) 8% on Investor's principle AND 33% of the profit when the mortgage liquidates. The investor in this product can choose to have the 8% on principal paid in quarterly interest payments or it can be paid along with the 33% of profits when the asset liquidates.
- B) 12% on Investor's principle OR 50% of the profits, whichever is greater when the loan liquidates. This product is designed for investors who do not require quarterly cash flow on their principal and would like the opportunity for a greater yield.

*Under these 2 product types, as each mortgage asset in an Investor portfolio liquidates the investor is paid back their principle immediately and the profit is distributed to the Investor and to CSH Capital as per the JV agreement. A detailed closing statement showing both the Investor ROI and CSH Capital's profit share is generated for the Investor when each asset liquidates. Any advances made by CSH Capital for the resolution of the non-performing asset are also listed on this statement and are standard for every resolution. **The net ROI to the Investor on these two product types range from a minimum 8% to over30%.***

C) The third product type is offered to Investors who desire a fixed rate of return on their principle as well as cash flow in the form of quarterly interest payments on that principle. The interest rate currently offered is 12%. For this product type CSH Capital and the Investor LLC execute a loan agreement which strictly defines the Investor's collateral (mortgage assets) as well as the principal amount, the interest rate, the term of the loan and interest payment schedule.

Depending on the Investor's goals and requirements, their portfolio can consist of all one product type or it can consist of different product types for each mortgage asset purchased. In the two joint venture product scenarios, as each mortgage asset held in an Investor portfolio liquidates the investor is paid back their principal and their profit per the product type chosen for that asset. The investor can choose to roll over the principal and/or the profit from that asset into another asset at any time but there is no requirement to do so. When all the mortgage assets in an Investor Portfolio are liquidated, the Investor can choose to close out their LLC or purchase additional assets if desired.

****A \$2,000,000 portfolio equates to approximately 8 mortgages if based on an average principle mortgage amount of \$250,000. CSH Capital's average resolution timeline for a mortgage is 9 to 18 months.***