

CM Capital Services (CMCS) Standard Investor Lending Process

1. Investor selects a loan to participate in.
2. Investor loans a dollar amount, representing a percentage of the total loan on the property. Investors and their beneficial interests (investment amount / total loan amount) are listed on the Exhibit A of the recorded Deed of Trust.
3. Investor receives interest payments throughout the duration of the loan per the specific loan terms.
4. Upon repayment of the loan by the Borrower, Investor receives principal payoff in full.
5. Borrower or subsequent purchaser is granted Title to the property when the loan is repaid.
6. CMCS provides Investors with required tax reporting information.

CMCS brings Borrowers and Investors together in a lending environment.

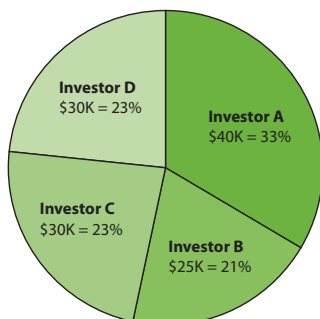
CMCS | LOAN ORIGINATOR

- Underwrites loan
- Coordinates completion, receipt, and recording of required loan documentation with Borrower, Lender(s) and Title company
- Sends verification to Investors

CMCS' loan portfolio includes a mixture of vacant land, development, construction and equity loans.



Investor Property Lending Percentages*



(example = \$125,000 loan)

*An Investor's lending percentage equals the Investor's principal balance divided by the total loan balance.

CMCS | LOAN SERVICER

- Processes Borrower payments and subsequent Investor interest payments
- Generates monthly Investor Account Statements
- Processes and records Assignments of Beneficial Interest
- Manages Borrower and Investor account information
- Fields Investor inquiries
- Prepares year-end 1099s

Money invested through a mortgage broker is not guaranteed to earn any interest or return and not insured. Before investing, investors must be provided applicable disclosure. Past performance does not guarantee future results or success. CM Capital Services requires a \$10,000 minimum investment. MBL #284 • CM Capital Services, LLC, 1291 W. Galleria Drive, Suite 220, Henderson, NV 89014 • 702.739.9090