

To: **US Funding Source & Holdings, LLC.**

From: Joe Loan

Date: June 13, 2006

Re: \$1,600,000 loan request (Land refinance)

Loan Thesis: Roger Penske is seeking a loan of \$1,600,000 (refinance) on property valued at \$3,000,000 located in Clinton Township New York (about 50 miles north of Manhattan).

Use of Funds: The loan will be used to payoff \$1 million first mortgage, discharge his Bankruptcy/Foreclosure, pay for the Engineering Reports & Legal Fees for development, and subdivide the lots for sale.

The Collateral: 82 acres of land located at 186 Political Road, Clintonville, NY, Lot 71, 72 and 73 in block 16 of the municipal tax map. Client has a number of purchase offers on the property affirming a value of \$3 million, however closing in each instance would be delayed until after all rezoning is complete. That is unacceptable due to his bankruptcy status.

Appraised Value: Client has several purchase letters showing a value of more than \$3 million. The appraiser familiar with the property is Jeffrey White, (908)208-8943 Universal Real Estate Appraisers

Borrower: The borrower has a net worth of \$1,871,000 and FICO scores of 602, 581, 579 He indicates annual income from employment as \$160,000.

Repayment Plan: This loan will be paid monthly from income from Client's company. Repayment in full will be accomplished within 36 months.

Strengths of the Transaction: This property is in a very desirable area of New York and according to the supplements is in high demand. After zoning and permitting he should be able to sell the property and repay the loan

Draw-Backs of the Transaction: Borrower has had some financial problems in the past.

Time is of the Essence: Bankruptcy judge has given client until the end of April to secure financing on the property, otherwise it will be foreclosed upon.