

LENDER STATEMENT OF ACCOUNT

COMPANY

Capital Benefit Mortgage, Inc.
 2727 Newport Blvd, Suite 203
 Newport Beach, CA 92663
 (888) 443-4777

CapitalBenefit



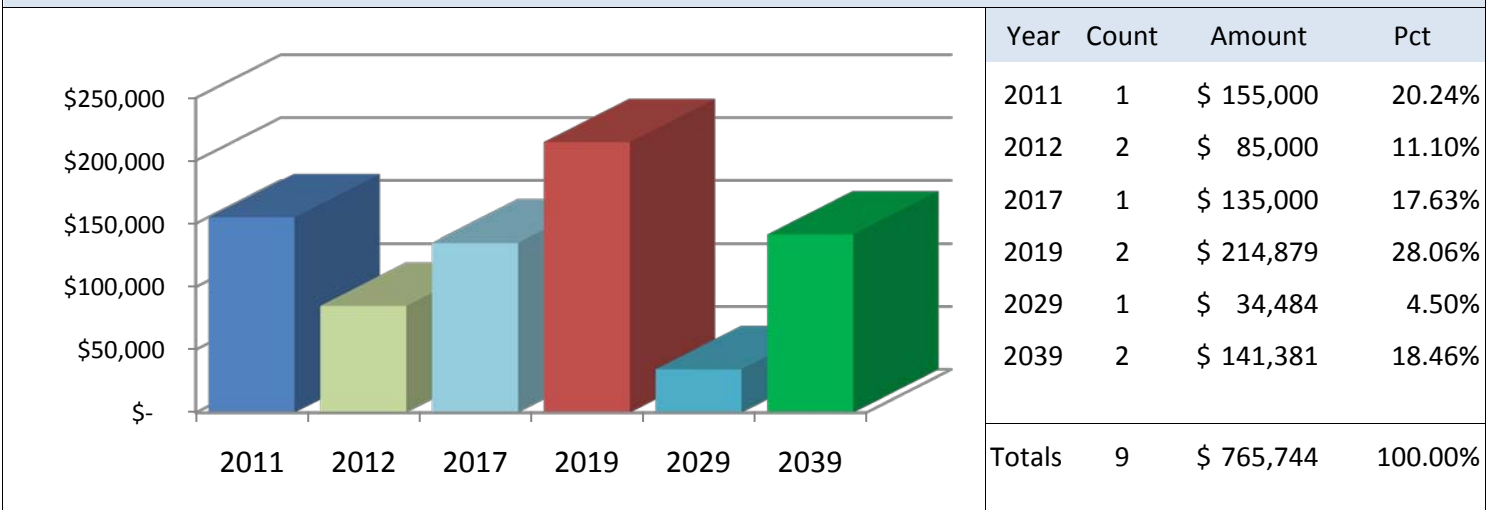
LENDER

Actual Investor
 100 Private Money Drive
 High Yield, CA 92657

ACCOUNT NO.	CBM0105
STATEMENT DATE	06/10/2010
STATEMENT PERIOD	1/1/2010 - 06/10/2010
PORTFOLIO BALANCE	\$765,743.84
PORTFOLIO YIELD	11.259%
INTEREST PAID IN 2010	\$53,223.64

Please advise us immediately of any discrepancies in the transactions or investment activity on your statement of account or if you contemplate changing your address. When making inquiries by telephone or in writing please give your account number. We urge you to keep this statement with your investment records.

LOAN DISTRIBUTION BY MATURITY



INVESTMENT PORTFOLIO AS OF 06/10/2010

Loan Account	Borrower Name	Percent Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
CB7510	Borrower 1	7.692%	12.990%	06/01/2012	24	07/01/2010	\$895.24	\$50,000.00
CB7514	Borrower 2	20.667%	10.500%	02/01/2011	8	07/01/2010	\$1,485.42	\$155,000.00
CB7543	Borrower 3	22.581%	11.500%	04/01/2012	22	07/01/2010	\$381.33	\$35,000.00
CB7591	Borrower 4	100.000%	12.500%	06/01/2017	84	07/01/2010	\$1,416.04	\$135,000.00
SS10111	Borrower 5	50.000%	10.200%	04/01/2029	226	07/01/2010	\$342.41	\$34,484.11
SS10114	Borrower 6	100.000%	11.500%	05/01/2019	107	07/01/2010	\$1,650.00	\$165,000.00
SS10115	Borrower 7	100.000%	10.300%	05/01/1939	347	07/01/2010	\$562.35	\$59,718.13
SS10118	Borrower 8	100.000%	10.300%	07/01/1939	349	07/01/2010	\$768.54	\$81,662.59
SS10123	Borrower 9	50.000%	11.000%	08/01/2019	110	07/01/2010	\$458.34	\$49,879.01
Current Portfolio Yield: 11.259%							\$7,959.67	\$765,743.84