

Lincoln Park Investment Program

\$675,000 Loan Secured by a 1st Mortgage on a 4,000 square foot luxury townhome in West
Lincoln Park, Chicago

Minimum Target Annualized Return to Investors: 11%

EXECUTIVE SUMMARY OF THE OFFERING



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Summary Contents

<i>NOTICE TO INVESTORS</i>	2
<i>EXECUTIVE SUMMARY</i>	4
THE BORROWER	5
USE OF LOAN PROCEEDS	5
THE SUBJECT PROPERTY	5
<i>Lakewood Townhome Description</i>	5
<i>Lakewood Townhome Photographs</i>	6
LOAN DETAILS	8
<i>Loan Structure</i>	8
<i>Rate and Term</i>	8
<i>ACCREDITED INVESTORS</i>	9
<i>COMMITMENT INSTRUCTIONS</i>	10

Executive Summary

Loan Amount:	\$675,000 Gross
Interest Rate:	13% per annum
MMG Capital Servicing Fee:	2% servicing fee
Pass Through Interest to Investors:	11%, paid monthly
Term:	12 Months
Investment Collateral:	<p style="text-align: center;">Brand new 4,000 square foot luxury townhome</p> <ul style="list-style-type: none"> • 1st Mortgage on Property • Personal guarantee from high net worth borrower • Construction completed Fall 2011
Property Value Estimate:	<ul style="list-style-type: none"> • Borrower's Purchase Price: \$1,373,750 • Appraisal Value: TBD Prior to Closing
Use of Funds:	<ol style="list-style-type: none"> 1. Purchase Money 2. Pay loan fees and closing costs
Exit Strategy:	<ol style="list-style-type: none"> 1. Refinance into traditional mortgage 2. Pay off the MMG Capital Loan from cash reserves

The Borrower

The borrower is a self-employed businessman who sees an opportunity to purchase a high-end property for investment purposes in one of the wealthiest areas of Chicago. The borrower's reported income is over \$200,000 per year and his bank statements show approximately \$1.5 million in cash reserves. His current middle credit score is 740. He has already deposited \$137,375 in escrow as a good faith deposit for the purchase. The borrower has also deposited \$5,000 for all third party fees associated with the MMG Capital Loan transaction. The MMG Capital Loan will comprise approximately 47% of the total purchase cost of the property.

Use of Loan Proceeds

The purpose and uses of proceeds from the MMG Capital loan include, without limitation:

Provide Purchase Money

All of the cash proceeds from the MMG Capital Loan will be utilized to complete the purchase of the subject property.

Pay Loan Fees and Closing Costs

The remainder of the proceeds from the MMG Capital Loan will be used to pay fees and costs associated with the new MMG Capital Loan.

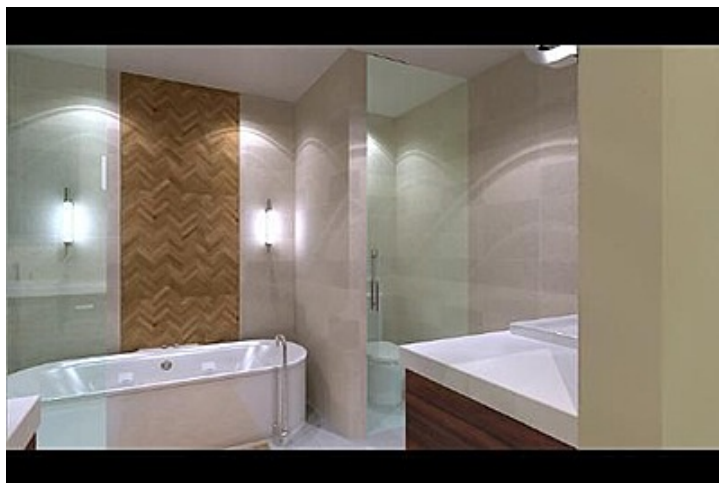
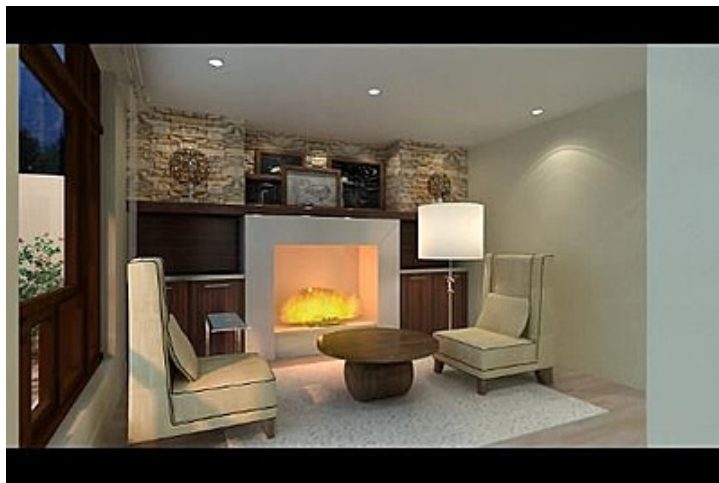
The Subject Property

Lakewood Townhome Description

The 4,000 square foot luxury townhome is the in the highly desirable West Lincoln Park area of Chicago. It's one of only 11 total luxury townhome units in the development (www.row2750.com). The residence is a total of 4 bedrooms and 4.5 bathrooms. A new appraisal will be completed prior to closing of this sale in order to provide support for the current sales price of \$1,375,350. The appraisal will be available for review by investors.

Lakewood Townhome Photographs





Loan Details

Loan Structure

The new MMG Capital Loan will be structured for a term of 12 months. Impound accounts will be set up for the payment of all real estate taxes and insurance for the duration of the MMG Capital Loan. The gross amount of the loan will be \$675,000.

Rate and Term

The MMG Capital Loan will carry an interest rate of thirteen (13%) percent on all unpaid principle. Investors who participate in the Lincoln Park Investment Program will receive an eleven (11%) percent annualized pass-through interest return for the duration of the loan. MMG Capital LLC will receive two percent (2%) as an annualized fee for servicing the loan.

Payments on the loan will be interest only.

Accredited Investors

Please note that this Investment Program is only available to approved MMG Investors. This is limited to individuals that have attained accredited investor status according to Rule 501 of SEC Regulation D or have proven to have substantial experience in similar types of investments. The rule defines an accredited investor as:

1. a bank, insurance company, registered investment company, business development company, or small business investment company;
2. an employee benefit plan, within the meaning of the Employee Retirement Income Security Act, if a bank, insurance company, or registered investment adviser makes the investment decisions, or if the plan has total assets in excess of \$5 million;
3. a charitable organization, corporation, or partnership with assets exceeding \$5 million;
4. a director, executive officer, or general partner of the company selling the securities;
5. a business in which all the equity owners are accredited investors;
6. a natural person who has individual net worth, or joint net worth with the person's spouse, that exceeds \$1 million at the time of the purchase;
7. a natural person with income exceeding \$200,000 in each of the two most recent years or joint income with a spouse exceeding \$300,000 for those years and a reasonable expectation of the same income level in the current year; or
8. a trust with assets in excess of \$5 million, not formed to acquire the securities offered, whose purchases a sophisticated person makes.

Commitment Instructions
Disclosure Acknowledgement and Receipt

THE UNDERSIGNED, _____, CLIENT OF MMG CAPITAL AND ACCREDITED INVESTOR, HAVING BEEN QUALIFIED AS SUCH BY EXPERIENCE AND FINANCIAL CIRCUMSTANCES, HEREBY ACKNOWLEDGE RECEIPT OF THE INVESTMENT PROGRAM SUMMARY FOR THE INVESTMENT PROGRAM NAMED BELOW AND HAVE READ AND UNDERSTAND THE INFORMATION CONTAINED THEREIN, INCLUDING THE INVESTMENT DESCRIPTION, COLLATERAL STRUCTURE, BORROWER INFORMATION AND RETURN STRUCTURE. THE UNDERSIGNED FURTHER ACKNOWLEDGES AN UNDERSTANDING OF THE RISKS INVOLVED IN PARTICIPATING IN MORTGAGE LENDING AND PRIVATE LENDING AND THAT THE UNDERSIGNED IS AN ACCREDITED INVESTOR. THE UNDERSIGNED ACKNOWLEDGES THAT RETURNS ARE SUBJECT TO CHANGE DUE TO DEFAULT, NEW DISCOVERY, LOAN RESTRUCTURING, TIMING, ADDITIONAL CAPITAL INVESTMENT, MANAGER DECISIONS, AND VARIOUS FACTORS INVOLVED IN MORTGAGE AND PRIVATE LENDING. INCOME DISTRIBUTIONS TO INVESTORS ARE MADE APPROVED BY THE MANAGER. MMG CAPITAL LLC AND ITS AFFILIATES DO NOT GUARANTEE THESE RETURNS OR THE AMOUNT AND TIMING OF INCOME DISTRIBUTIONS TO THE OWNERS, AND FURTHER DO NOT GUARANTEE THAT THE INVESTMENT PROGRAM WILL CLOSE, NOR THE SPECIFIC DATE THAT IT WILL CLOSE. AFTER READING THE ACCOMPANYING PROPERTY PACKAGE, THE UNDERSIGNED WISHES TO RELEASE FUNDS FOR INVESTMENT IN THE INVESTMENT PROGRAM LISTED BELOW WITH A PAYMENT AS FOLLOWS:

Investment Program: _____

Contribution Amount: \$ _____

Subscriber Information

Print Name(s) or Entity: _____

Signature: _____ **Date:** _____

Signature: _____ **Date:** _____

Address Line 1: _____

Address Line 2: _____

City: _____ **State:** _____ **Zip:** _____

Home Phone: _____ **Alternate Phone:** _____

Email Address: _____

MMG Capital LLC hereby acknowledges receipt of the commitment described above:

By: _____ **Date:** _____