

Wurlitzer Estate Investment Program

\$450,000 Loan Secured by a 1st Mortgage on a 7,207 square foot luxury home on 1.32 acres

Return to Investors: 11%

**LOAN SUMMARY
JANUARY 25, 2012**



This information is authorized for use only by a limited number of existing MMG Capital Clients who have been qualified and accepted as accredited investors by MMG Capital. Neither the Securities and Exchange Commission nor any state securities commission has approved or disapproved of the real estate interests in this property package, or passed upon the adequacy or accuracy of this document.

This material does not constitute an offer or a solicitation to purchase securities. An offer can only be made by the private placement memorandum. This document is an informational summary and is authorized for use only by accredited investors who are existing MMG Capital clients and have been accepted as qualified and accredited investors by MMG Capital by virtue of their experience and financial circumstance.

Notice to investors

THIS SUMMARY HAS BEEN PREPARED FOR DISTRIBUTION TO A LIMITED NUMBER OF PERSONS TO ASSIST THEM IN EVALUATING A PROPOSED INVESTMENT IN THE INVESTMENT PROGRAM. BY ACCEPTING THIS SUMMARY, THE RECIPIENT ACKNOWLEDGES AND AGREES THAT: (I) THIS SUMMARY CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION THAT WILL BE USED ONLY FOR PURPOSES OF EVALUATING A POTENTIAL INVESTMENT IN THE INVESTMENT PROGRAM; (II) WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE RECIPIENT WILL NOT REPRODUCE THIS SUMMARY, IN WHOLE OR IN PART, OR DIRECTLY OR INDIRECTLY DISCLOSE OR PERMIT ITS AGENTS TO DISCLOSE ANY INFORMATION CONTAINED IN THIS SUMMARY WITHOUT THE PRIOR WRITTEN CONSENT OF ITS MANAGER; (III) WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, IF THE RECIPIENT DOES NOT WISH TO PURSUE THIS MATTER, THEY WILL RETURN THIS SUMMARY TO THE MANAGER AS SOON AS POSSIBLE, TOGETHER WITH ANY OTHER MATERIAL RELATING TO THE INVESTMENT PROGRAM THAT THE RECIPIENT MAY HAVE RECEIVED FROM THE MANAGER, OR ANY OTHER PARTY.

AN INVESTMENT IN THE INVESTMENT PROGRAM INVOLVES RISKS AND IS NOT A SUITABLE INVESTMENT FOR EVERY POTENTIAL INVESTOR. THE OFFERING HAS NOT BEEN APPROVED OR DISAPPROVED BY THE SECURITIES AND EXCHANGE COMMISSION OR BY ANY STATE SECURITIES COMMISSION OR OTHER REGULATORY AUTHORITY, NOR HAVE THE FOREGOING AUTHORITIES PASSED UPON OR ENDORSED THIS OFFER OF THE ADEQUACY OR ACCURACY OF THIS SUMMARY. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE. NO REPRESENTATION OF WARRANTY, EXPRESS OR IMPLIED, IS MADE BY THE MANAGER OR ANY OTHER PERSON AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SET FORTH HEREIN, AND NOTHING CONTAINED IN THIS SUMMARY IS, OR SHALL BE RELIED UPON AS A PROMISE OR REPRESENTATION, WHETHER AS TO THE PAST OR THE FUTURE.

ALL ESTIMATES, PROJECTIONS AND OTHER FORWARD LOOKING STATEMENTS ARE BASED ON ASSUMPTIONS THE MANAGER CONSIDERS REASONABLE BUT WHICH MAY NOT PROVE ACCURATE. SUCH FORWARD LOOKING STATEMENTS INVOLVE RISKS AND UNCERTAINTIES AND NO REPRESENTATION IS MADE AS TO THEIR ATTAINABILITY AND NOTHING HEREIN SHALL BE RELIED UPON AS A PROMISE OR REPRESENTATION AS TO THE FUTURE PERFORMANCE OF THE INVESTMENT PROGRAM, OR THE INVESTMENT DESCRIBED IN THIS SUMMARY. THE INVESTMENT PROGRAM AND ITS EXISTING AND PROPOSED ACTIVITIES ARE SUBJECT TO VARIOUS RISKS AND UNCERTAINTIES.

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>Wurlitzer Estate Description</i>	5
<i>Wurlitzer Estate Photographs</i>	6
LOAN DETAILS	7
<i>Loan Structure</i>	7
<i>Rate and Term</i>	7
MORE INFORMATION:	7

Executive Summary

Loan Amount:	\$450,000 Gross
Interest Rate:	15% per annum
MMG Capital Servicing Fee:	4% servicing fee
Pass Through Interest to Investors:	11%, paid monthly
Term:	18 Months
Investment Collateral:	<p style="text-align: center;">7,207 square foot estate on 1.32 acres</p> <ul style="list-style-type: none"> • 1st Mortgage on Property • Personal guarantees from high net worth borrowers • Borrower making a \$500,000 down payment
Property Value Estimate:	<ul style="list-style-type: none"> • Tax Assessor's Market Value: \$1,216,800 • Last Sale Price: \$1,170,000 (2005) • Current Sale Price: \$925,000 • Appraisal Value: \$1.1 million
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 loan from business cash flow

The Borrower

The borrowers are a husband and wife that were just recently married and have a reported income of nearly \$300,000 per year. They have already deposited \$500,000 into escrow as a down payment for the purchase. They have also deposited \$5,000 for all third party fees associated with the transaction.

Use of Loan Proceeds

The loan will be used to complete the purchase of the subject property and to pay any closing costs and fees.

The Subject Property

Wurlitzer Estate Description

The 7,207 square foot estate is in the highly desirable East Walnut Hills area of Hamilton County in Cincinnati, Ohio. It's the French Chateau portion of the original Wurlitzer Estate and features river views. The residence is a total of 6 bedrooms and 7 bathrooms on a 1.3 acre parcel. It was last sold in 2005 for \$1,170,000. The most recent county tax assessment valued the property at \$1,216,800. A new appraisal was completed for MMG Capital which valued the property at \$1.1 million. Copies of the appraisal and Hamilton County Tax Assessor information are available for review by investors.

The borrower has already deposited over \$500,000 in escrow as a source of down payment funds for the completion of this purchase.

Wurlitzer Estate Photographs



Loan Details

Loan Structure

The new MMG Capital Loan will carry a term of 18 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 \$450,000.

Rate and Term

The MMG Capital Loan will carry an interest rate of fifteen (15%) percent on all unpaid principle. Investors who participate in the Wurlitzer Estate Investment Program will receive an eleven (11%) percent annualized pass-through interest return for the duration of the loan. MMG Capital LLC will receive four percent (4%) as an annualized fee for servicing the loan.

Payments on the loan will be interest only.

More Information:

For more information about this investment opportunity, please contact Chris Gleason.

Chris Gleason
Managing Director | MMG Capital LLC
(310) 295.1121 (ext. 301)
chris.gleason@mmgcap.com
Web: www.mmginvestors.com