

EXAMPLE

JC Capital
56 Lobelia, Rancho Santa Margarita, CA 92688
Office 888-695-2562 fax 949-209-1804

Date: October 01, 2007

To: IBT and/or Assignee

From: **JC Capital**

Subject: Letter of Intent

To whom it may concern,

Please accept this letter of intent to purchase a bulk package of bank asset's \ REO'S with a BPO value of ten million USA dollars (\$10,000,000). **This offer expires on October 08, 2007.** We are willing to pay up to Five million Five Hundred thousand dollars (\$5,500,000) or up to Fifty five percent LTV (55% LTV) for the bulk package. **(Please note that our price range is negotiable and depends on the physical condition of the assets)** This LOI supersedes any other LOI that the buyer may have with any other intermediary/brokers in regards to this transaction. The bulk portfolio assets for this LOI should meet the following characteristics or come as close as possible:

Property Types: Single Family and 2-4units

Prices range of each asset according to BPO: \$150,000 to \$250,000

All individual asset are to have: a minimum of 2 bedrooms

Geographical Location: Dallas Fort Worth Metro Plex Area (please attached zip code list).

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Buyer Letter of Intent (continued)

The asset owner is to provide our company with the latest BPO and guarantee that Reps and Warrants will be issued upon the closing of the escrow.

We have pre arrange financing in the form of a ten million dollar credit facility from Anchor Loans of Calabasas California (please see “Attachment B”) who has provided our company and affiliates with more than one hundred million dollars (\$100,000,000) in capital to fund real estate acquisitions to date.

Upon acquiring these assets our company will retain up to fifty percent of the assets in our real estate portfolio, up to forty percent of acquired assets will be sold on the open market and up to ten percent of the acquired assets will be given to charity.

Depending on the outcome of this transaction our company intends to purchase up to 1 billion dollars in REO and Non-Performing mortgage assets.

Respectfully submitted

Signers Name: Jon Clark
Company title: President
Company Name: JC Capital.
Address: **56 Lobelia, Rancho Santa Margarita, CA 92688**
Office Phone: 888-695-2562 fax number: 949-209-1804
Email address: sales@jcreo.com