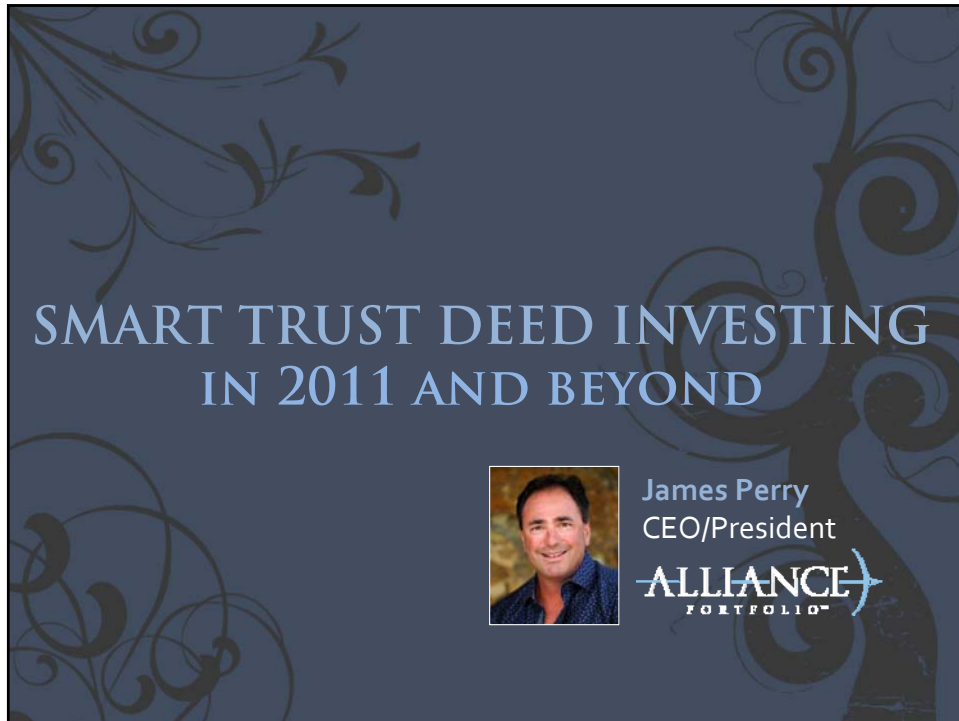




SMART TRUST DEED INVESTING



SMART TRUST DEED INVESTING IN 2011 AND BEYOND



James Perry
CEO/President



ALLIANCE
PORTFOLIO



The Cheese Has Moved

- Legislative guidelines
- Institutional lenders
- Real Estate values
- Alternative investment returns



ALLIANCE
PORTFOLIO

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For more information, call James Perry at (949) 349-1329 or E-mail: Jperry@AlliancePortfolio.com

The above information is deemed to be reliable, we do not assume liability for its accuracy.

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SMART TRUST DEED INVESTING



Product Has Changed

- Owner occupied
- Subordinate TD's
- Non owner occupied residential
- Borrowers
- Returns

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Competition Has Changed

15%	A Paper
10%	Alt A Products
15%	Wamu & World Savings
25%	Subprime
	 Private Money Loans

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SMART TRUST DEED INVESTING



- ## Opportunities
- Good borrowers
 - Property values are low
 - Banks on the sidelines
 - Multi family residential 1st TD
 - Rental property
 - Commercial income producing properties
- ALLIANCE PORTFOLIO 6

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Yield Expectations

- Private money returns
- Fixed and adjustable rates
- Exit strategies



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HIGHLIGHTING INVESTOR SURVEY RESULTS


Majority of investors are seeking 6-8% net returns on 1st TD's




Investors interested in 2nd TD's are seeking 11-12% net returns




Majority of investors are seeking residential properties



Majority of investors are willing to lend up to 60% LTV on 1st TD's



2nd TD Investors are willing to lend up to 55% LTV



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Alliance Portfolio Target Market

- First Trust Deeds
- O.C., coastal L.A. and S.D. counties
- Non owner 1-4 residential
- Multi family residential
- Small commercial
- Up to 60% L.T.V.
- Clean quality real estate
- Verifiable income



QUESTIONS AND ANSWERS

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