

Landmarc Capital & Investment Co.
Balance Sheet
December 31, 2019

ASSETS

Current Assets	
Unrestricted Cash	\$ 58,799
Miscellaneous Receivables (Note 1)	923
Misc. Office Items (Fireproof File Cabinets)	3,000
TOTAL ASSETS	\$ 62,722

LIABILITIES & EQUITY

Due to AZ Dept. of Financial Institutions Per Court Petitions Through Q3, 2013 (Note 2)	\$ 489,745
Due to AZ Dept pf Financial Institutions since Q3, 2013 (Note 2)	1,247,677
Borrower Impounds/Due to Investors	-
Total Liabilities	1,737,422
Accumulated Deficit Through 2018	(1,150,740)
Current Year 2019 Income (Deficit)	(523,960)
TOTAL LIABILITIES & EQUITY	\$ 62,722

General Financial Statement Notes:

- All assets are reflected at book value. No mark-to-market adjustments are reflected in these statements.
- These statements are on a cash basis. With exception of amounts due to AZ DFI, no accruals have been made.

LANDMARC CAPITAL & INVESTMENT CO.
Balance Sheet Notes
December 31, 2019

1. Miscellaneous Receivables:

Due From Daniel Cain	\$	923
<p style="margin-left: 20px;">Danial Cain purchased the two remaining performing loans wholly owned by Landmarc in Q4, 2019. This is the prorated portion of impound shortages for taxes and insurance on these assets. A check for this was received from him in Q1, 2020.</p>		
Total	\$	923

2. Due to AZ Department of Financial Institutions

This is the unreimbursed portion of advances from AZ DFI for receiver overhead expenses.

ACCRUALS in 2019:	LCI Staff Kelly Svcs	LCI Attorney GMA	Total
January	\$ 2,111	\$ 6,477	\$ 8,588
February	2,141	2,552	4,692
March	2,349	3,871	6,220
April	1,458	2,726	4,184
May	498	2,178	2,676
June	795	3,722	4,517
July	546	1,999	2,545
August	386	4,158	4,544
September	392	433	825
October	1,120	6,695	7,816
November	2,478	6,447	8,925
December	498	3,261	3,760
Total G&A Billings Accrued	\$ 14,772	\$ 44,519	\$ 59,292
Less Current Year Repayments to DFI:			-
Net Increase in Liability to DFI			59,292
Beginning Balance			1,678,130
Ending Balance per Financial Statements			\$ 1,737,422
Amount Approved for Pmt. Per Pet. 110			(489,745)
Due to DFI Beyond Petitioned Amounts Payable			1,247,677

Landmarc Capital & Investment Co.
Income Statement
For the Year Ending 12/31/19

Ordinary Income/Expense	
Income	
Miscellaneous Income	\$ 1,589
Interest Income (Note 1)	21,366
Total Income	<u>22,954</u>
Expense	
Receiver G&A Expenses (Note 2)	59,291
Professional Fees (Note 3)	80,299
Misc. Expenses	3,096
Storage Expense	2,572
Total Expense	<u>145,257</u>
Net Ordinary Income (Deficit)	(122,303)
Other Income/(Expense)	
Proceeds from Asset Sales (Note 4)	38,000
Book Value of REO Sold (Note 4)	(427,170)
Write off Servicing Advance and Other Assets (Note 5)	(12,487)
Net Income (Deficit)	<u><u>\$ (523,960)</u></u>

LANDMARC CAPITAL & INVESTMENT CO.
Income Statement Notes
For the Year Ending 12/31/19

1 Interest Income

Interest on loans which LCI has an interest, as well as collection and sale of "trailing interests", or interest spreads on sold loans which were otherwise due to LCI. This includes recent sales of the right to receive these future streams to third parties.

2 Receiver G&A Expenses

	Kelly Svcs	GMA	Total
January	\$ 2,111	\$ 6,477	\$ 8,588
February	2,141	2,552	4,692
March	2,349	3,871	6,220
April	1,458	2,726	4,184
May	498	2,178	2,676
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September	392	433	825
October	1,120	6,695	7,816
November	2,478	6,447	8,925
December	498	3,261	3,759
Total	\$ 14,772	\$ 44,519	\$ 59,291

3 Professional Fees

Tom Giallanza billings	\$ 75,032
Burch and Crachiollo - Various Legal	2,267
Total Networks (IT Support)	3,000
Total	\$ 80,299

4 Asset Sales

Asset Name	Loan #	LCI Own %	Proceeds	Book Val.	Description
Sale of Interest in Harter Asset	LC050509	33.33%	\$ 15,000	\$ 299,970	Youth Pad Pet. 104
Sale of Loyola-Sauza Asset	8061942	100.00%	5,000		
Sale of Assets in Petition 109 (Cotton, Gurulee and 1.96% of Rt. 69 Loan, LLC)	Various	100.00%	18,000	127,200	Pet. 109
Proceeds from Asset Sales			\$ 38,000	\$ 427,170	

5 Write off of Assets

Servicing advances written off as part of Harter sale above	\$ 9,484
Computer and equipment write offs surrendered to DFI	3,003
	\$ 12,487