

ML MANAGER LLC
530 E. McDowell Road, Suite 107-601
Phoenix, AZ 85004

March 25, 2026

ML MANAGER LLC NEWSLETTER #57

Dear Investors:

The following are the significant events that have occurred since our last newsletter.

Final Distribution and Wind down

On December 2, 2025, the Bankruptcy Court issued its order to make the final distribution and wind down the business of ML Manager. The final distribution was made in December. Not all investors received distributions. Final tax returns and K1s have been prepared and filed/issued.

Frequently Asked Questions and Responses. We have received a number of questions from investors about the final distribution and tax returns, so we felt it appropriate to provide all investors with the following responses to frequently asked questions:

1. What if I have not yet received a check?
Response: Checks were sent out in December, however, not all investors received checks. If you did not receive a check it was because the loan in which you were an investor in did not receive a distribution. Please see the attached listing of Loan LLCs and MP Funds that received a distribution.
2. I have not received any K-1s?
Response: The only investors who were issued K-1s for 2025 are those members of Centerpoint II and the MP Fund (consolidated MP062011 LLC). The K-1s have been mailed out. If you have not received a K-1, then you will not be receiving one.
3. I received one K-1, but I am invested in 3 loans. Why didn't I receive 3 K-1s?
Response: Only those investors in Centerpoint II and the MP Fund will receive K-1s.
4. How will my tax preparer know that the 2025 K-1s are the final ones?
Response: All K1s are final K1s and the "final" box, found in the upper right hand corner, will be marked. No additional K1s will be sent after 2025 tax year.
5. Why is the EIN number of the consolidated MP Fund different than the other MP Funds?

Response: The EIN is for the consolidated MP Fund, MP062011 LLC and no other EIN will be used for K-1 purposes.

6. Will there be a final statement of each account sent to every investor?

Response: No, there have been no investor statements prepared since the emergence from bankruptcy in 2009.

If you have any other questions, you may contact our office at 623-234-9560 or via email at mortgagesinfo@mtgltd.com.

It is much more efficient for us to respond to written questions and we ask whenever possible, please communicate with us via email. Also, please also feel free to contact Karen Epstein 480-688-1521.

Best Regards,

Elliott Pollack
Chairman

Listing of Loan LLC with Distributions:

ML

Manager

Distribution Summary - 14th Distribution - FINAL

Dec-25

Loan

<u>Number</u>	<u>Loan Name</u>
794402	300 East Camelback
832705	CS Loan LLC
839506	MK Custom Residential
849206	Northern 120 LLC
849306	Citrus 278 LLC
850206	ABCDW
851106	Osborn III
852806	Bisontown LLC
853106	Foothills Plaza
853705	Cottonwood
855102	Zacher - Rio Salado
856206	Arizona Commercial Land
856605	Roosevelt Gateway
856805	VCB Properties
857106	Sojac
857306	ABCDW II
857406	Vistoso Partners
857502	Zacher - Missouri
857802	Zacher Maryland
857906	Rodeo Ranch
858006	Vistoso Partners LLC
858305	HH20
858506	Maryland Way Partners
858606	Central & Monroe
858905	University & Ash LLC
859205	Roosevelt Gateway II
859606	Vanderbilt Farms, LLC
859806	Rightpath Limited Development Group, LLC
860206	GP Properties
860706	Metro Lofts
860806	City Lofts
861005	Hurst, James T.
861206	ABCDW III LLC
7465S6	Maximum Management Corp
849206S	Northern 120 LLC- Sternberg

849306S	Citrus 278 LLC Sternberg	
853106S	Foothills Plaza IV, LLC -Sternberg	
8569.8570	Chateau	