

ML MANAGER LLC

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Phoenix, AZ 85004

December 09, 2013

ML MANAGER LLC NEWSLETTER #33

Dear Investors:

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

**Sixth Distribution**

Our sixth distribution was made on November 20, 2013. Almost \$15,000,000 was distributed to investors. We continue in our efforts to sell properties and collect moneys for the investors and we anticipate having another distribution during the first half of 2014.

**Central & Monroe (Loan 858606)**

We have entered into a sale agreement for this property located in downtown Phoenix for a price of \$7,850,000. The sale was approved by the members of C&M Loan LLC and the Bankruptcy Court. The buyer has deposited \$350,000 of non-refundable earnest money into escrow and the closing has been extended to December 20, 2013. We continue to work to resolve the litigation with the mechanic lienholders that affect this property.

**Rightpath II (Loan 859806)**

We entered into a sale agreement for the approximately 60 acre unimproved property in far west Phoenix, just north of the Dodgers/White Sox spring training facilities, for the price of \$3,835,000, however, the buyer elected to terminate the sale agreement. We have identified a new buyer for the property at a higher sales price and are in the process of finalizing a sale agreement.

**Vistoso Partners, LLC (Loan 857406)**

We entered into a sale agreement for the remaining 26 acre parcel located in Oro Valley, Arizona, for a price of \$4,900,000 with Mattamy Homes. This will likely be a short sale. The prior approvals of the sale by the members of VP I Loan LLC and the Bankruptcy Court will apply to this sale. If the buyer proceeds with the sale, the closing is scheduled for January 10, 2014.

**Vistoso Partners, LLC (Loan 858006)**

We entered into a sale agreement for this 136 acre unimproved property in Oro Valley, Arizona, for a price of \$20.4M with Mattamy Homes. The sale is subject to the

affirmative vote of the members of VP II Loan LLC and the Bankruptcy Court. The buyer needs to rezone the property prior to closing. If the buyer elects to proceed with the sale, the closing is scheduled for December 19, 2014.

**Vanderbilt Farms, L.L.C (Loan No. 859606)**

We continue our marketing efforts to sell this property.

**HH20 (Loan 858305)**

We entered into a sale agreement for the remaining approximately 13 acres of property located in Pinal County for a price of \$550,000, however, the buyer elected to terminate the escrow. We continue our efforts to market this property for sale.

**Rightpath II (Loan 859806)**

We continue to work to eliminate or amend a significant land use restriction that was recorded against the approximately 16.7 acre property many years ago. The property probably cannot be sold unless and until this land use restriction is eliminated or significantly modified.

**Centerpoint/Fidelity Litigation**

As we have reported previously, we continue to pursue various claims against Fidelity National Title Insurance Company and some of their affiliates regarding the Centerpoint loans. The litigation is very complex and, like almost all litigation involving large insurance companies, is moving slowly. We believe that we have achieved some significant victories as the litigation has proceeded, but the final resolution remains quite a ways in the future.

**Updating Account Information.**

Many investors have changed their addresses, phone numbers, and e-mail addresses. Please make sure that our records reflect your current information. In order to update your information it is necessary to complete an account change request form. These forms can be obtained by contacting us at [mortgagesinfo@mtgltd.com](mailto:mortgagesinfo@mtgltd.com).

**If you have any questions, you may contact our office at 623-234-9560 or via email at [mortgagesinfo@mtgltd.com](mailto: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 at 480-948-6777.

Thank you for your support of our efforts.

Best Regards,

Elliott Pollack

Chairman