

Letter of Explanation

Strategic Capital Ventures Inc.

1570 Cherry Blossom Terrace

Lake Mary FL 32746

407-927-9768

Strategic Capital Ventures, Inc. (SCV) is a private money lender who lends on properties that are “underwater” or “upside down”. These properties are non-financeable by the banks because more money is owed on them than the property is worth and, as such, do not qualify for conventional loans. SCV negotiates the purchase of the note at a substantial discount, with the intent to help the distressed homeowner recover equity by creating a new note with a principle balance equal to 80% of the home’s current market value. SCV is providing these borrowers bridge loans (12-24 month balloon) to finance the property until the home owner can qualify for a conventional mortgage refinance. The loans are a maximum 80% LTV of the current market value, based on an appraisal. The price range SCV lends is between \$35k and \$5 million. The short term allows an exit strategy for the note investors. This vehicle we have created fills many voids in the community. It helps the homeowners keep their home and recover equity. The properties are able to be occupied rather than being abandoned and sitting empty, which in turn helps the communities’ home values. Some of these industries which are directly impacted with by our involvement in the community are construction, mortgage brokers, realtors, home inspectors, appraisers, surveyors and suppliers to name a few. These industries have been struggling during these hard times and we have been able to provide work through the borrowers to help these families.

This vehicle has been put in place to fill the needs of people in which the local and federal government, along with institutional banks have failed to do. SCV also lends on commercial properties up to \$5million. Our ability to grow comes directly from the ability of our note buyers to purchase a larger number of notes from us on regular intervals. In the following outline, the process will be explained and a loan package which is attached.

Property/Asset:

- 1) SCV purchases notes for and lends on single family dwellings or multi-family units 4 or less, residential rentals.
- 2) SCV purchases notes for and lends on commercial properties.
- 3) These properties are “underwater” or “upside down” –more money is owed on them than they are worth.

What is required from the borrower?

The borrower will be the current owner of the property and will be highly motivated to make the payments on the new short term, interest only balloon mortgage because he/she will be recovering up to 20% equity from a previously negative equity situation.

How the property is held at closing.

The property remains titled to the current owner, but a deed conveying transfer of the title to SCV is required to be held in escrow to be recorded only if borrower defaults on the new note. This avoids the problems of having to file a foreclosure suit against the borrower, should the borrower not be able to keep his/her obligation.

Our attorney handles the escrow until the note is paid in full. Once the borrower obtains conventional financing and the note is paid in full, our investors get paid and the escrow account is closed.

Where we are growing.

Strategic Capital Ventures, Inc. is in need of consistent buyers to purchase a specified number of notes on a monthly schedule. The certainty of the purchases will allow us to grow our business to cover all of the Florida markets, as well as the national market.

Please visit us at <http://BankersSecurities.com/>

This is NOT an offer to sell securities.

Sincerely,

Troy Rambaransingh