

**Determination of Amounts Payable
Capmark Financial Group Inc.**

Record Date January 15, 2012
Payment Date February 1, 2012

The following information is being provided pursuant to Sections 3.03(d)(i)-(iv) of the Indenture, dated September 30, 2011, for the Floating Rate First Lien A Notes Due 2014 and Floating Rate First Lien Extendible B Notes Due 2015 among Capmark Financial Group Inc., as issuer, the Guarantors named therein, Wilmington Trust, National Association, as trustee and collateral agent (as amended, supplemented or otherwise modified from time to time, the "Indenture"). Capitalized terms used but not defined herein have the meaning ascribed to such terms in the Indenture.

(i) A Notes	
Outstanding Principal Due	\$ 238,959,391.00
Interest Period Start Date	01-Nov
Interest Period End Date	31-Jan
Day count	92
Day count method	A/360
Base Rate	2.0000%
Spread	5.0000%
All-in Rate	<u>7.0000%</u>
Accrued interest due	<u>\$ 4,274,717.99</u>
B Notes	
Outstanding Principal Due	\$ 500,000,000.00
Interest Period Start Date	01-Nov
Interest Period End Date	31-Jan
Day count	92
Day count method	A/360
Base Rate	2.0000%
Spread	7.0000%
All-in Rate	<u>9.0000%</u>
Accrued interest due	<u>\$ 11,500,000.00</u>
Total Interest Due A & B Notes	<u>\$ 15,774,717.99</u>
(ii) Excess, if any, of the Interest Reserve Account	
Balance	\$ -
(a) Balance as of Dec 31, 2011	\$ 25,000,000.00
(b) Application of funds towards accrued but unpaid interest due on Feb 1, 2012	(15,774,717.99)
(c) Balance of Interest Reserve Account after Feb 1, 2012 payment (line (a) less line (b))	9,225,282.01
(iii) Excess Cash Redemption Amount	\$ 263,925,714.00
(iv) Redemption Amount per \$1.00	
series A Notes	\$ 238,959,391.00
series B Notes	\$ 24,966,323.00

Determination of Amounts Payable

Payment Date: February 1, 2012
Record Date: January 15, 2012

(a) Excess Cash (as noticed by the Issuer in accordance with Section 3.03(b) of the Indenture)	\$ 263,925,714.00	
(b) Excess Interest Reserve Account Balance, if any (as noticed by the Issuer pursuant to Section 3.03(d)(ii)) ¹	\$ 15,774,717.99	
(c) The sum of line (a) and line (b)		\$ 279,700,431.99
(d) Indenture Agent Expenses (as noticed by the Trustee in accordance with Section 3.03(c) of the Indenture)	\$ -	
(e) Accrued but unpaid interest (as noticed by the Issuer in accordance with Section 3.03(d)(i) of the Indenture)	\$ 15,774,717.99	
(f) The sum of line (d) and line (e)		\$ 15,774,717.99
(g) Excess Cash Redemption Amount, if any, as noticed by the Issuer pursuant to Section 3.03(d)(iii), which is the aggregate amount payable in redemption of Outstanding Principal Balance of the Notes (line (c) less line (f))		\$ 263,925,714.00
(h) Outstanding Principal Balance of the A Notes (as noticed by the Issuer in accordance with Section 3.03(b)(iv) of the Indenture)		\$ 238,959,391.00
(i) Redemption amount payable in respect of the A Notes (the lesser of line (g) and line (h))		\$ 238,959,391.00
(j) Redemption amount payable in respect of the A Notes, per \$1.00 Outstanding Principal Balance (line (i) divided by line (h))		100.0%
(k) Outstanding Principal Balance of the B Notes (as noticed by the Issuer in accordance with Section 3.03(b)(iv) of the Indenture)		\$ 500,000,000.00
(l) Redemption amount payable in respect of the B Notes (the positive difference, if any, of line (g) less line (i))		\$ 24,966,323.00
(m) Redemption amount payable in respect of the B Notes, per \$1.00 Outstanding Principal Balance, if any (line (l) divided by line (k))		5.0%

¹ The calculated result of section 3.03(d)(ii) is zero. The Issuer intends to utilize a portion of the Interest Reserve Account balance to pay the accrued but unpaid interest due, which is identified in line (e).