

**NOTICE OF PARTIAL REDEMPTION TO THE HOLDERS OF**

**CAPMARK FINANCIAL GROUP INC.**

**Floating Rate First Lien Extendible B Notes due 2015**

**CUSIP NO. 140661 AK5\***

Notice is hereby given in accordance with Section 3.04 of the Indenture, dated as of September 30, 2011 (as amended, supplemented or otherwise modified from time to time, the "Indenture") among Capmark Financial Group Inc., a Nevada corporation (the "Company"), the subsidiary guarantors named therein and Wilmington Trust, National Association, as trustee (the "Trustee") and collateral agent, pursuant to which the Company's Floating Rate First Lien Extendible B Notes due 2015 (the "B Notes") were issued, that the Company will be redeeming \$120,444,785.00 (such amount, the "Redemption Amount") aggregate principal amount of the B Notes on August 1, 2012 (the "Redemption Date"). The Depository Trust Company's record date for the redemption will be July 15, 2012. Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Indenture.

In accordance with Section 3.04 of the Indenture, notice is hereby given that the entire Redemption Amount will be applied to redeem a portion of the outstanding B Notes.

The B Notes will be redeemed at a redemption price equal to 100.000% of the principal amount thereof, or \$1.00 per \$1.00 principal amount of the B Notes redeemed (the "Redemption Price") plus the accrued and unpaid interest to, but not including, the Redemption Date of approximately \$0.02300 per \$1.00 principal amount of the B Notes. Interests in the Global Notes will be redeemed in accordance with the Applicable Procedures of The Depository Trust Company.

From and after said Redemption Date, interest shall cease to accrue upon said B Notes, unless the Company defaults in making such redemption payment. Payment of the principal amount plus accrued and unpaid interest called for redemption shall be made upon presentation and surrender of said B Notes to the Paying Agent at the address listed below.

By Mail or by Hand:  
Wilmington Trust, National Association  
Corporate Capital Markets  
50 South Sixth Street, Suite 1290  
Minneapolis, MN 55402  
Attn: Capmark Financial Group Inc. Administrator

NOTE: Federal tax law generally requires paying agents making payments on securities to withhold 28% of such remittance from record holders who have failed to furnish the paying agent with a valid taxpayer identification number (either a social security or employer identification number, as applicable). To avoid the imposition of that withholding, holders should submit an IRS Form W-9 to the Paying Agent stating a valid taxpayer identification number when some or all of their B Notes are redeemed.

By: Capmark Financial Group Inc.

July 13, 2012

cc: Wilmington Trust, National Association, as Trustee

\*The CUSIP number is included herein solely for the convenience of the registered owners of the Notes. No representation is made as to the correctness or accuracy of the CUSIP number either as appearing on the Notes or on this notice.