



PLATINUM PROPERTIES 1 INC.

Oct 12, 2007

Re: Purchase of your USA Capital loan shares
Ref: 3685 San Fernando Road Partners

Dear Sir or Madam,

We understand you had invested in the mortgage loans originated by USA Capital. As you know, USA Capital has filed for Chapter 11 bankruptcy protection due to the mismanagement of its loan servicing business. As a result, there is no certainty when the situation will be resolved, how much additional capital it will require to reach that resolution, or whether investors will get their investment returned.

Platinum Properties 1 Inc. is a private equity firm that acquires defaulted commercial mortgages nationwide. Our firm has been acquiring investor positions in USA Capital mortgages and we would be interested in purchasing your shares. We will offer the highest possible value for your interest and can typically close a deal in a matter of days. Selling your interest to us will provide you immediate return of capital along with closure on this matter. We have allocated a fixed sum of capital to these acquisitions and have so far received a very strong response from investors. If you are interested, please call us at 888 554 5633.

Sincerely,

Glen Shake
Loan Settlement Specialist