

**UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE**

In re: Capmark Financial Group Inc., et al (1)

Case No.: 09-13684

Reporting Period: 11/1/09-11/30/09

**MONTHLY OPERATING REPORT**

File with Court and submit copy to United States Trustee within 20 days after end of month.

Submit copy of report to any official committee appointed in the case.

		Document	Explanation
REQUIRED DOCUMENTS	Form No.	Attached	Attached
Schedule of Cash Receipts and Disbursements	MOR-1	X	
Bank Reconciliation	MOR-1a		X
Schedule of Professional Fees Paid	MOR-1b		X
Copies of bank statements			X
Cash disbursements journals			X
Statement of Operations	MOR-2	X	
Balance Sheet	MOR-3	X	
Status of Postpetition Taxes	MOR-4		X
Copies of IRS Form 6123 or payment receipt			X
Copies of tax returns filed during reporting period			X
Summary of Unpaid Postpetition Debts	MOR-4		X
Listing of aged accounts payable	MOR-4		X
Accounts Receivable Reconciliation and Aging	MOR-5		X
Debtor Questionnaire	MOR-5	X	

I declare under penalty of perjury (28 U.S.C. Section 1746) that this report and the attached documents are true and correct to the best of my knowledge and belief.

Fred Arnold  
Signature of Authorized Individual\*

12-31-09  
Date

Frederick Arnold  
Printed Name of Authorized Individual

Executive Vice President and Chief Financial Officer  
Capmark Financial Group Inc.  
Title of Authorized Individual

\*Authorized individual must be an officer, director or shareholder if debtor is a corporation; a partner if debtor is a partnership; a manager or member if debtor is a limited liability company.

<sup>1</sup> The Debtors in these chapter 11 cases, along with the last four (4) digits of each Debtor's federal tax identification number, are: Summit Crest Ventures, LLC (5690), Capmark Financial Group Inc. (2188), Capmark Capital Inc. (6496), Capmark Finance Inc. (3444), Commercial Equity Investments, Inc. (4153), Mortgage Investments, LLC (6319), Net Lease Acquisition LLC (9658), SJM Cap, LLC (0862), Capmark Affordable Equity Holdings Inc. (2379), Capmark REO Holding LLC (3951), Paramount Managing Member AMBAC II, LLC (3934), Paramount Managing Member AMBAC III, LLC (3999), Paramount Managing Member AMBAC IV, LLC (0117), Paramount Managing Member AMBAC V, LLC (3366), Paramount Managing Member LLC (0184), Paramount Managing Member II, LLC (7457), Paramount Managing Member III, LLC (0196), Paramount Managing Member IV, LLC (0199), Paramount Managing Member V, LLC (0201), Paramount Managing Member VI, LLC (5857), Paramount Managing Member VII, LLC (5855), Paramount Managing Member VIII, LLC (5854), Paramount Managing Member IX, LLC (5452), Paramount Managing Member XI, LLC (5455), Paramount Managing Member XII, LLC (5457), Paramount Managing Member XVIII, LLC (3087), Paramount Managing Member XIV, LLC (4194), Paramount Managing Member XV, LLC (4192), Paramount Managing Member XVI, LLC (4186), Paramount Northeastern Managing Member, LLC (3086), Capmark Affordable Properties Inc. (3435), Paramount Managing Member XXIII, LLC (4754), Paramount Managing Member XXIV, LLC (3615), Paramount Managing Member 30, LLC (6824), Paramount Managing Member 31, LLC (6826), Paramount Managing Member 33, LLC (6831), Broadway Street California, L.P. (7722), Broadway Street 2001, L.P. (0187), Broadway Street XV, L.P. (7730), Broadway Street XVI, L.P. (7725), Broadway Street XVIII, L.P. (9799), Broadway Street Georgia I, LLC (9740), Capmark Managing Member 4.5 LLC (8979), and Capmark Affordable Equity Inc. (2381). CFGI's corporate headquarters is located at 116 Welsh Road, Horsham, Pennsylvania, 19044. The addresses for all of the Debtors are available at the following World Wide Web address: <http://chapter11.epiqsystems.com/capmark>

Capmark Financial Group Inc., et al  
MOR - 1: Schedule of Cash Receipts and Disbursements (unaudited)  
Month Ended November 30, 2009

	Capmark Financial Group Inc. 09-13684	Capmark Finance Inc. 09-13689	Capmark Capital Inc. 09-13687	SJM Cap, LLC 09-13701	Capmark Affordable Equity Inc. 09-13726	Total Debtors
<b>Receipts</b>						
Loans held for sale		141,978,936.14				141,978,936.14
Servicing advances	14,800,858.13	120,403,520.26				135,204,378.39
Mortgage servicing fees		13,922,740.17				13,922,740.17
Accounts and other receivables		11,240,469.56	2,239,653.40		286,876.66	13,766,999.62
Intercompany - debtor entities	23,197,679.58	4,347,802.38	514,340.16		2,957.60	28,062,779.72
Intercompany - non-debtor entities	21,000.00	1,096,480.54	900.00			1,118,380.54
Interest income	37,156.94	1,132,245.01	118,301.78		21,519.32	1,309,223.05
Other assets		750,769.38				750,769.38
Placement fees		712,476.50				712,476.50
Other fee income		570,809.91			20.00	570,829.91
Loans held for investment, net		396,573.06	200,000.00		346,026.72	942,599.78
Other gains/losses		260,123.76				260,123.76
Net gains on mortgage loans		208,789.91				208,789.91
Occupancy and equipment		60,362.37				60,362.37
Asset management fees		51,760.02				51,760.02
Travel and entertainment		19,730.35				19,730.35
Income tax refunds			262,962.00			262,962.00
Investment securities available for sale			363,716.60			363,716.60
NMTC servicer			50,149.17			50,149.17
NMTC third party payable			21,709.54			21,709.54
Other receipts	561,035.00	10,593,509.94	65,259.75	926.76	312,020.95	11,532,752.40
<b>Total Receipts</b>	<b>38,617,729.65</b>	<b>307,747,099.26</b>	<b>3,836,992.40</b>	<b>926.76</b>	<b>4,939,095.77</b>	<b>355,141,843.84</b>
<b>Disbursements</b>						
Servicing advances		(186,726,141.26)				(186,726,141.26)
Loans held for sale		(128,048,596.26)				(128,048,596.26)
Intercompany - debtor entities	(4,080,155.48)	(23,543,671.18)	(549,733.91)			(28,173,560.57)
Intercompany - non-debtor entities		(2,302,644.05)	(12,152.51)			(2,314,796.56)
Accounts payable and other liabilities		(9,061,260.31)	(169,323.01)		(510,788.82)	(9,061,260.31)
Compensation and benefits		(7,618,442.89)				(8,298,554.72)
Mortgage servicing fees		(3,349,365.11)				(3,349,365.11)
Equity investments		(1,764,710.55)				(1,764,710.55)
Occupancy and equipment		(1,303,989.60)	(83,094.53)		(18,367.32)	(1,405,451.45)
Other assets		(954,684.06)				(954,684.06)
Professional fees		(787,975.18)				(791,739.18)
Interest expense		(550,910.42)				(550,910.42)
Data processing and telecommunications		(219,930.36)	(49,658.09)			(269,588.45)
Loans held for investment, net		(213,201.29)				(213,201.29)
Travel and entertainment		(589.77)				(589.77)
Debt - not subject to compromise			(17,410.82)			(17,410.82)
Debt interest payable - not subject to compromise			(172,458.00)			(172,458.00)
NMTC servicer			(627,056.35)			(627,056.35)
Other disbursements	(3,031.75)	(2,903,360.97)	(145,714.49)			(3,354,589.09)
<b>Total Disbursements</b>	<b>(4,083,187.23)</b>	<b>(369,349,473.26)</b>	<b>(1,878,410.17)</b>	<b>-</b>	<b>(929,308.05)</b>	<b>(376,240,378.71)</b>
<b>Net Cash Movement</b>	<b>34,534,542.42</b>	<b>(61,602,374.00)</b>	<b>1,958,582.23</b>	<b>926.76</b>	<b>4,009,787.72</b>	<b>(21,098,534.87)</b>
<b>Total Disbursements for calculating US Trustee Quarterly Fees</b>	<b>(4,083,187.23)</b>	<b>(369,349,473.26)</b>	<b>(1,878,410.17)</b>	<b>-</b>	<b>(929,308.05)</b>	<b>(376,240,378.71)</b>

Note: Cash disbursement journals can be made available upon request.

## BANK RECONCILIATIONS

<u>Debtor Case Number</u>	<u>Debtor Name</u>	<u>Bank/Institution</u>	<u>Last Four Digits of Bank Account Number</u>	<u>General Ledger</u>
				<u>Balance As Of 11/30/2009</u>
09-13683	Summit Crest Ventures, LLC	Bank of Tokyo Mitsubishi	1426	-
<b>09-13683 Total</b>				-
09-13684	Capmark Financial Group Inc.	Wachovia	1166	1,858.05
09-13684	Capmark Financial Group Inc.	Bank of America	3974	9,244.72
09-13684	Capmark Financial Group Inc.	Wells Fargo	0035	-
09-13684	Capmark Financial Group Inc.	PNC	5819	107,677,189.52
09-13684	Capmark Financial Group Inc.	PNC	7005	120,851,716.21
09-13684	Capmark Financial Group Inc.	PNC	6993	102,069,064.34
09-13684	Capmark Financial Group Inc.	PNC	6977	71,040,548.95
09-13684	Capmark Financial Group Inc.	PNC	7232	1,726,081.55
09-13684	Capmark Financial Group Inc.	Citibank	6676	4,378,696.88
09-13684	Capmark Financial Group Inc.	Citibank	6677	13,385,585.79
09-13684	Capmark Financial Group Inc.	Citibank	6678	121,241,114.94
09-13684	Capmark Financial Group Inc.	Citibank	6679	104,986,553.37
09-13684	Capmark Financial Group Inc.	Bank of Tokyo Mitsubishi UFJ	1671	-
09-13684	Capmark Financial Group Inc.	Wachovia	1424	-
09-13684	Capmark Financial Group Inc.	Wachovia	1036	-
09-13684	Capmark Financial Group Inc.	Wachovia	1076	-
09-13684	Capmark Financial Group Inc.	Citibank	9413	-
09-13684	Capmark Financial Group Inc.	Citibank	2007	-
09-13684	Capmark Financial Group Inc.	Citibank	2015	-
09-13684	Capmark Financial Group Inc.	Bank of America	1018)0	-
09-13684	Capmark Financial Group Inc.	Citibank	6456	-
09-13684	Capmark Financial Group Inc.	LaSalle (ABN AMRO)	07.11	-
09-13684	Capmark Financial Group Inc.	LaSalle (ABN AMRO)	007.1	-
09-13684	Capmark Financial Group Inc.	State Street (US Bank NA)	9011	-
<b>09-13684 Total</b>				647,367,654.32
09-13689	Capmark Finance Inc	Wachovia	2916	6,430.60
09-13689	Capmark Finance Inc	Bank of Tokyo Mitsubishi UFJ	9841	1,689,931.83
09-13689	Capmark Finance Inc	Wachovia	0166	528,994.36
09-13689	Capmark Finance Inc	Wachovia	0036	6,915.43
09-13689	Capmark Finance Inc	Bank of America	1018)4	14,671.41
09-13689	Capmark Finance Inc	Wachovia	0296	216.92
09-13689	Capmark Finance Inc	PNC	5827	32,737,494.73
09-13689	Capmark Finance Inc	PNC	5851	147,942.12
09-13689	Capmark Finance Inc	PNC	6889	(3,923,880.70)
09-13689	Capmark Finance Inc	PNC	6862	-
09-13689	Capmark Finance Inc	PNC	8614	1,879,173.71
09-13689	Capmark Finance Inc	PNC	9874	1,986.05
09-13689	Capmark Finance Inc	Toronto Dominion	9666	649,119.40
09-13689	Capmark Finance Inc	US Bank	6-100	1,292,270.22
09-13689	Capmark Finance Inc	The Bank of New York Mellon	6414	6,304,674.00
09-13689	Capmark Finance Inc	Wachovia	7197	-
09-13689	Capmark Finance Inc	Wachovia	1384	-
09-13689	Capmark Finance Inc	Wachovia	3489	-
09-13689	Capmark Finance Inc	Bank of Tokyo Mitsubishi UFJ	9854	-
09-13689	Capmark Finance Inc	Bank of Tokyo Mitsubishi UFJ	9971	-
09-13689	Capmark Finance Inc	Toronto Dominion	4023	-
09-13689	Capmark Finance Inc	Wachovia	0076	-
09-13689	Capmark Finance Inc	Fifth Third	0296	-
09-13689	Capmark Finance Inc	Wachovia	1220	-
09-13689	Capmark Finance Inc	Wachovia	0066	-
09-13689	Capmark Finance Inc	Citibank	2031	-
09-13689	Capmark Finance Inc	Citibank	2066	-
09-13689	Capmark Finance Inc	Citibank	2058	-
09-13689	Capmark Finance Inc	Citibank	6676	987,684.41
09-13689	Capmark Finance Inc	Wachovia	8591	-
09-13689	Capmark Finance Inc	PNC	6083	(155,341.63)
09-13689	Capmark Finance Inc	PNC	4681	(2,845,076.73)
09-13689	Capmark Finance Inc	PNC	2826	30,000,410.95
09-13689	Capmark Finance Inc	Bank of Tokyo Mitsubishi UFJ	0264	-
09-13689	Capmark Finance Inc	PNC	0522	-
09-13689	Capmark Finance Inc	Wachovia	4303	164.50
09-13689	Capmark Finance Inc	LaSalle (ABN AMRO)	07.12	-
09-13689	Capmark Finance Inc	Wachovia	0128	-
09-13689	Capmark Finance Inc	LaSalle (ABN AMRO)	07.71	-
09-13689	Capmark Finance Inc	LaSalle (ABN AMRO)	07.21	-
09-13689	Capmark Finance Inc	LaSalle (ABN AMRO)	07.37	-
09-13689	Capmark Finance Inc	LaSalle (ABN AMRO)	07.39	-

## BANK RECONCILIATIONS

<u>Debtor Case Number</u>	<u>Debtor Name</u>	<u>Bank/Institution</u>	<u>Last Four Digits of Bank Account Number</u>	<u>General Ledger Balance As Of 11/30/2009</u>
09-13689	Capmark Finance Inc	LaSalle (ABN AMRO)	07.35	-
09-13689	Capmark Finance Inc	LaSalle (ABN AMRO)	07.82	-
09-13689	Capmark Finance Inc	LaSalle (ABN AMRO)	07.83	-
09-13689	Capmark Finance Inc	LaSalle (ABN AMRO)	07.84	-
09-13689	Capmark Finance Inc	LaSalle (ABN AMRO)	07.85	-
09-13689	Capmark Finance Inc	LaSalle (ABN AMRO)	007.2	8,199.95
09-13689	Capmark Finance Inc	LaSalle (ABN AMRO)	07.73	12,752.39
<b>09-13689 Total</b>				<b>69,344,733.92</b>
09-13701	SJM Cap, LLC	Bank of Tokyo Mitsubishi UFJ	9390	-
09-13701	SJM Cap, LLC	PNC	7486	926.76
09-13701	SJM Cap, LLC	Wachovia	4582	-
<b>09-13701 Total</b>				<b>926.76</b>
09-13687	Capmark Capital Inc.	PNC Bank	7048	6,222,281.52
09-13687	Capmark Capital Inc.	PNC Bank	0637	-
09-13687	Capmark Capital Inc.	PNC Bank	7013	-
09-13687	Capmark Capital Inc.	PNC Bank	4673	(57,292.57)
09-13687	Capmark Capital Inc.	Wachovia	1259	-
09-13687	Capmark Capital Inc.	Wachovia	6436	-
<b>09-13687 Total</b>				<b>6,164,988.95</b>
09-13691	Capmark Affordable Properties Inc.	Bank of America	3462	179,067.00
09-13691	Capmark Affordable Properties Inc.	Wells Fargo	7700	609,301.76
09-13691	Capmark Affordable Properties Inc.	Wells Fargo	4400	328,437.01
09-13691	Capmark Affordable Properties Inc.	Wells Fargo	4200	166,926.42
09-13691	Capmark Affordable Properties Inc.	Wells Fargo	3600	670,430.93
09-13691	Capmark Affordable Properties Inc.	Wells Fargo	9900	1,938,968.73
09-13691	Capmark Affordable Properties Inc.	Wells Fargo	2600	424,044.61
09-13691	Capmark Affordable Properties Inc.	US Bank	1000	-
09-13691	Capmark Affordable Properties Inc.	Wells Fargo	0900	813,755.18
<b>09-13691 Total</b>				<b>5,130,931.64</b>
09-13704	Capmark Affordable Equity Holdings Inc.	Wells Fargo	2200	245,742.63
09-13704	Capmark Affordable Equity Holdings Inc.	Wells Fargo	5700	869,831.01
09-13704	Capmark Affordable Equity Holdings Inc.	Wells Fargo	4700	35,986,666.94
09-13704	Capmark Affordable Equity Holdings Inc.	US Bank	1400	2,000,000.00
09-13704	Capmark Affordable Equity Holdings Inc.	US Bank	2700	6,469,761.81
09-13704	Capmark Affordable Equity Holdings Inc.	US Bank	7100	1,167,543.07
09-13704	Capmark Affordable Equity Holdings Inc.	US Bank	0000	64,696.42
09-13704	Capmark Affordable Equity Holdings Inc.	Morgan Stanley	CA17	7,404,874.06
09-13704	Capmark Affordable Equity Holdings Inc.	Various	Various	65,209.00
<b>09-13704 Total</b>				<b>54,274,324.94</b>
09-13720	Paramount Managing Member XVI, LLC	Bank of America	1611	37,029.41
09-13720	Paramount Managing Member XVI, LLC	Bank of America	1611	7,590.87
<b>09-13720 Total</b>				<b>44,620.28</b>
09-13726	Capmark Affordable Equity Inc.	PNC Bank	6782	12,145,389.53
09-13726	Capmark Affordable Equity Inc.	PNC Bank	6731	409.18
09-13726	Capmark Affordable Equity Inc.	Bank of America	5024	51,716.00
09-13726	Capmark Affordable Equity Inc.	Bank of America	Various	55,624,523.90
09-13726	Capmark Affordable Equity Inc.	Various	Various	1,408,355.00
09-13726	Capmark Affordable Equity Inc.	PNC	8148	98,200.00
<b>09-13726 Total</b>				<b>69,328,593.61</b>
<b>Grand Total</b>				<b>851,656,774.42</b>

In re: Capmark Financial Group, et al.


Case No. MOR-1a  
09-13884  
Reporting Period 11/01-11/30/2009

**BANK RECONCILIATIONS**

<u>Debtor Case Number</u> <u>Bank Reconciliations</u>	<u>Debtor Name</u>	<u>Bank/Institution</u>	<u>Last Four Digits of Bank</u> <u>Account Number</u>	<u>General Ledger</u> <u>Balance As Of</u> <u>11/30/2009</u>
--	--------------------	-------------------------	--	--

The above-captioned debtors (the "Debtors") hereby submit this attestation regarding bank account reconciliations in lieu of providing copies of bank statements and copies of all account reconciliations.

I attest that each of the Debtors' bank accounts is reconciled to monthly bank statements. The Debtors' standard practice is to ensure that each bank account is reconciled to monthly bank statements for each calendar month within 30 days after month end



Frederick Arnold  
Executive Vice President and Chief Financial Officer  
Capmark Financial Group Inc.

**MOR-1b**

**In re: Capmark Financial Group Inc., et al**

**Case No.: 09-13684**

**Reporting Period: 11/1/09 – 11/30/09**

**SCHEDULE OF PROFESSIONAL FEES**

This schedule is to include all retained bankruptcy professional payments from case inception to current month.

No payments to bankruptcy related professionals were made in the period October 25, 2009 to November 30, 2009.

**Capmark Financial Group Inc., et al**  
**Notes to Consolidating Debtor Balance Sheet and Income Statement (unaudited)**  
**November 30, 2009**

**Note 1.** Investments in debtor subsidiaries and non-debtor subsidiaries, including Capmark Bank, are presented as separate line items as are receivables from and payables to debtor subsidiaries and non-debtor subsidiaries.

Investments in, receivables from and payables to debtor subsidiaries are eliminated in consolidation.

**Note 2.** The additional debtors below are all subsidiaries of Capmark Affordable Equity Holdings Inc. and have assets with no book value, no liabilities, no equity and no income as of November 30, 2009.

<b>Name of Debtor</b>	<b>Case No:</b>
Paramount Managing Member LLC	09-13685
Paramount Managing Member II, LLC	09-13686
Paramount Managing Member III, LLC	09-13688
Paramount Managing Member IV, LLC	09-13690
Paramount Managing Member V, LLC	09-13693
Paramount Managing Member XXIII, LLC	09-13694
Paramount Managing Member VI, LLC	09-13695
Paramount Managing Member VII, LLC	09-13697
Paramount Managing Member XXIV, LLC	09-13698
Paramount Managing Member VIII, LLC	09-13700
Paramount Managing Member IX, LLC	09-13702
Paramount Managing Member 30, LLC	09-13703
Paramount Managing Member XI, LLC	09-13705
Paramount Managing Member 31, LLC	09-13706
Paramount Managing Member XII, LLC	09-13708
Paramount Managing Member 33, LLC	09-13709
Paramount Managing Member AMBAC II, LLC	09-13710
Paramount Managing Member XVIII, LLC	09-13711
Broadway Street California, L.P.	09-13712
Paramount Managing Member AMBAC III, LLC	09-13713
Broadway Street 2001, L.P.	09-13714
Paramount Managing Member XIV, LLC	09-13715
Paramount Managing Member AMBAC IV, LLC	09-13716
Paramount Managing Member XV, LLC	09-13717
Broadway Street XV, L.P.	09-13718
Paramount Managing Member AMBAC V, LLC	09-13719
Paramount Managing Member XVI, LLC	09-13720
Broadway Street XVI, L.P.	09-13721
Broadway Street XVIII, L.P.	09-13722
Paramount Northeastern Managing Member, LLC	09-13723
Broadway Street Georgia I, LLC	09-13724
Capmark Managing Member 4.5 LLC	09-13725

Capmark Financial Group Inc.  
MOR -2- Consolidating Debtor Statement of Operations (unaudited)  
Month Ended November 30, 2009  
(in thousands)

	Capmark Financial Group Inc. 09-15684	Capmark Finance Inc. 09-13689	Capmark REO Holding LLC 09-15707	Capmark Capital Inc. 09-15687	Net Lease Acquisition LLC 09-15699	Commercial Equity Investments Inc. 09-15692	Summit Crest Ventures, LLC 09-15685	SJM CAP LLC 09-15701	Mortgage Investments LLC 09-15696	Capmark Affordable Equity Holdings Inc. 09-15704	Capmark Affordable Equity Inc. 09-15726	Capmark Affordable Properties Inc. 09-15691	Eliminations	Total Debtors
<b>Net Interest Income</b>														
Interest income	\$ 228	\$ 8,768	\$ -	\$ 3,694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 434	\$ 214	\$ 42	\$ (961)	\$ 12,419
Interest expense	7,185	(334)	-	1,824	-	-	-	-	-	-	3,501	-	(961)	11,215
Net interest income	(6,957)	9,102	-	1,870	-	-	-	-	-	434	(3,287)	42	-	1,204
Provision for loan losses	-	57	-	-	-	-	-	-	-	-	-	-	-	57
Net interest income after provision for loan losses	(6,957)	9,045	-	1,870	-	-	-	-	-	434	(3,287)	42	-	1,147
<b>Noninterest Income</b>														
Net gains (losses):														
Net (losses) gains on loans	-	2,145	-	-	-	-	-	-	-	-	-	-	-	2,145
Net (losses) gains on investment and real estate	-	7	-	-	-	-	-	-	-	-	1,367	-	-	1,374
Other gains, net	233	6,206	-	-	-	-	2	-	-	-	-	-	-	6,441
Mortgage servicing fees	66	10,448	-	-	-	-	-	-	-	-	-	-	(72)	10,442
Placement fees	-	2,081	-	-	-	-	-	-	-	-	-	-	-	2,081
Investment banking fees and syndication income	-	4	-	16	-	-	-	-	-	-	1,126	-	-	1,146
Asset management fees	-	2,213	-	234	-	-	-	-	-	49	-	183	(80)	2,599
Other fees	-	247	-	-	-	-	-	-	-	-	-	-	-	247
Equity in income (loss) of joint ventures and partnerships	(9)	615	592	23	-	(651)	-	-	-	(104)	(208)	(87)	-	171
Net real estate investment and other income	290	1,220	-	-	-	(651)	2	-	-	(104)	3,351	96	(152)	4,571
Total noninterest income	(6,667)	34,231	592	2,143	-	(651)	2	-	-	(104)	5,685	138	(152)	31,217
<b>Noninterest Expense</b>														
Compensation and benefits	-	10,948	-	24	-	-	-	-	-	-	1,226	-	-	12,198
Amortization and impairment of mortgage servicing rights	-	561	-	-	-	-	-	-	-	-	-	-	-	561
Occupancy and equipment	-	1,492	-	85	-	-	-	-	-	-	2,782	-	-	4,359
Professional fees	39	591	-	218	-	60	-	-	-	-	787	-	(80)	1,615
Other expenses	290	2,562	-	153	-	-	-	-	-	-	552	-	(72)	3,485
Reorganization items	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total noninterest expense	329	16,154	592	480	-	60	-	-	-	-	5,347	-	(152)	22,218
Loss before income tax provision	(6,996)	18,077	592	1,663	-	(711)	2	-	-	330	(2,949)	138	-	10,146
Income tax (benefit) provision	405	-	-	-	-	-	-	-	-	-	(2,949)	-	-	405
Income (loss) before equity in net (losses) earnings of subsidiaries	(7,401)	18,077	592	1,663	-	(711)	2	-	-	330	(2,949)	138	-	9,741
Equity in net earnings (loss) of debtor subsidiaries	36,049	10,891	-	(341)	-	-	-	-	-	(1,018)	-	-	(65,581)	-
Equity in net earnings of Capmark Bank	6,531	-	-	-	-	-	-	-	-	-	-	-	-	6,531
Equity in net earnings (loss) of other non-debtor subsidiaries	(13,841)	2,940	(7)	(1,417)	-	(54)	10,304	4,150	-	347	-	-	-	2,422
Net income (loss)	21,338	31,908	585	(95)	-	(765)	10,306	4,150	-	(341)	(2,949)	138	(45,581)	18,694
Plus: Net loss attributable to non controlling interests	-	130	-	721	-	-	-	-	-	-	1,793	-	-	2,644
Net income (loss) attributable to Capmark Financial Group Inc.	\$ 21,338	\$ 32,038	\$ 585	\$ 726	\$ -	\$ (765)	\$ 10,306	\$ 4,150	\$ -	\$ (341)	\$ (1,156)	\$ 138	\$ (45,581)	\$ 21,338



	Capmark Financial Group Inc. 09-13684	Capmark Finance Inc. 09-13689	Capmark REO Holding LLC 09-13707	Capmark Capital Inc. 09-13687	Net Lease Acquisition LLC 09-13699	Commercial Equity Investments Inc. 09-13692	Summit Crest Ventures, LLC 09-13683	SJM CAP LLC 09-13701	Mortgage Investments LLC 09-13696	Capmark Affordable Equity Holdings Inc. 09-13704	Capmark Affordable Equity Inc. 09-13726	Capmark Affordable Properties Inc. 09-13691	Eliminations	Total Debtors
<b>Assets:</b>														
Cash and cash equivalents	403,386	\$ 60,899	\$ -	\$ 6,165	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ 65	\$ 13,654	\$ 179	\$ -	\$ 484,349
Restricted cash	243,992	8,385	-	-	-	-	-	-	-	54,209	55,676	5,052	-	367,514
Accounts and other receivables	47,447	138,590	-	70,231	-	-	-	-	-	3,169	(17,999)	310	-	241,748
Receivables from debtor subsidiaries	4,874,282	1,234,560	7,248	810,065	-	58,312	-	-	21,932	-	397,103	21,393	(7,424,895)	-
Receivables from Capmark Bank	41	2,013	-	-	-	-	-	-	-	-	-	-	-	-
Receivables from other non-debtor subsidiaries	705,674	1,355,585	2	60	-	194,980	65	2,953	-	-	91,299	-	-	2,054
<b>Investment securities:</b>														2,350,018
Trading	-	7,026	-	7,063	-	-	-	-	-	-	-	-	-	14,089
Available for sale	-	19,997	-	339,784	-	-	-	-	-	200,772	-	25,020	-	585,573
Loans held for sale	-	890,755	-	15,750	-	-	-	-	-	-	-	-	-	906,505
Loans held for investment, net	-	856,241	-	100,293	-	-	-	-	-	27,379	12,909	5,371	-	1,002,193
Real estate investments	-	22,492	-	44	-	84,927	-	-	-	3,075	337,023	10,095	-	372,685
Equity investments	19,192	138,659	1,779	-	-	-	-	-	-	(1,944)	641,931	(1,884)	-	882,704
Mortgage servicing rights, net	-	387,437	-	-	-	-	-	-	-	-	-	-	-	387,437
Current taxes receivable	-	5,664	-	188	-	1,908	9	-	-	-	-	-	-	7,769
Intangible assets, net	4,503	-	-	1,743	-	-	-	-	-	-	-	-	-	6,246
Other assets	55,841	130,557	-	356	-	-	-	-	-	783	102,436	97	-	290,070
Investments in debtor subsidiaries	(242,804)	94,125	-	(652,600)	-	-	-	-	-	(677,812)	-	-	1,479,091	-
Investment in Capmark Bank	1,697,556	-	-	-	-	-	-	-	-	-	-	-	-	1,697,556
Investments in other non-debtor subsidiaries	(163,616)	217,407	74,493	67,950	-	(93,344)	33,253	147,068	-	1,382	-	-	-	284,593
Total assets	7,645,494	5,570,592	83,522	767,092	-	246,783	33,327	150,022	21,932	(388,922)	1,634,032	65,633	(5,945,804)	9,883,703
<b>Liabilities and Equity</b>														
<b>Liabilities:</b>														
<b>Liabilities not subject to compromise</b>														
Long-term borrowings	1,500,000	\$ 78,415	\$ -	\$ 225,787	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,050	\$ 216,191	\$ -	\$ -	\$ 2,024,443
Payables to debtor subsidiaries	38,494	-	-	2,784	-	97	-	-	-	-	1,306	-	(42,681)	-
Payables to other non-debtor subsidiaries	23	174	-	-	-	60	-	-	-	-	-	-	-	257
Other liabilities	52,744	100,254	-	10,338	-	19,889	-	2	81	-	52,855	-	-	236,161
Current taxes payable	2,391	-	-	-	-	-	-	-	-	-	-	-	-	2,391
Total liabilities not subject to compromise	1,593,652	178,843	-	238,909	-	20,046	-	2	81	4,050	270,352	-	(42,681)	2,263,254
<b>Liabilities subject to compromise</b>														
Debt	6,749,265	82	-	15	-	-	-	-	-	-	-	8,791	-	6,758,153
Payables to debtor subsidiaries	157,912	4,853,114	5,508	846,329	-	216,156	171,146	91,092	6,560	259,628	883,646	45,123	(7,382,214)	-
Payables to other non-debtor subsidiaries	207,928	355,700	-	39,282	-	39,048	71	676	-	-	11,113	17,649	-	671,467
Real estate syndication proceeds and related liabilities	-	-	-	-	-	-	-	-	-	-	1,051,547	-	-	1,051,547
Other liabilities	393,762	51,649	-	21,604	-	-	(1)	-	-	-	89,256	-	-	556,270
Total liabilities subject to compromise	7,508,867	5,260,545	5,508	907,230	-	255,204	17,216	91,768	6,560	259,628	2,035,562	71,563	(7,382,214)	9,037,437
Total liabilities	9,102,519	5,439,388	5,508	1,146,139	-	275,250	17,216	91,770	6,641	263,678	2,305,914	71,563	(7,424,895)	11,300,691
<b>Commitments and Contingent Liabilities</b>														
<b>Mezzanine Equity</b>														
Equity:														
Total stockholders' (deficit) equity	(1,528,527)	119,439	78,014	(407,319)	-	(28,467)	16,111	58,252	15,291	(652,600)	(671,882)	(5,930)	1,479,091	(1,528,527)
Noncontrolling interests	-	11,765	-	28,272	-	-	-	-	-	-	-	-	-	40,037
Total (deficit) equity	(1,528,527)	131,204	78,014	(379,047)	-	(28,467)	16,111	58,252	15,291	(652,600)	(671,882)	(5,930)	1,479,091	(1,488,490)
Total liabilities and equity	7,645,494	5,570,592	83,522	767,092	-	246,783	33,327	150,022	21,932	(388,922)	1,634,032	65,633	(5,945,804)	9,883,703

In re: Capmark Financial Group Inc., et alCase No.: 09-13684  
Reporting Period: 11/1/09-11/30/09**STATUS OF POSTPETITION TAXES****Payroll and Payroll Taxes**

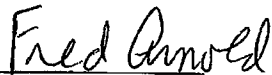
Case No.	Debtor Name	Gross Wages Paid (1)	Employer Payroll Taxes Withheld (1)	Employer Payroll Taxes Remitted (1)
09-13689	Capmark Finance Inc.	\$6,411,179.70	\$289,479.35	\$289,479.35
09-13687	Capmark Capital Inc.	150,216.38	3,185.08	3,185.08
09-13726	Capmark Affordable Equity Inc.	439,115.31	20,293.17	20,293.17
	<b>Total</b>	<b>\$7,000,511.39</b>	<b>\$312,957.60</b>	<b>\$312,957.60</b>

**All Other Taxes**

Capmark Financial Group Inc. and subsidiaries ("Capmark") account for income taxes in accordance with Statement of Financial Accounting Standards No. 109, "Accounting for Income Taxes" and recognize current and deferred income tax assets and liabilities based upon all events that have been recognized in the consolidated financial statements as measured by the enacted tax laws. Due to Capmark's history of U.S. losses over the past years, combined with the deterioration in its current U.S. operating outlook, during the fourth quarter of 2008, Capmark established a 100% valuation allowance against its net U.S. deferred tax assets. As a result, Capmark discontinued recognizing income tax benefits for net operating losses incurred during 2009 and continues to record a 100% valuation allowance against its net U.S. deferred tax assets.

The Debtors have received approval to pay sales, use, trust fund and certain other taxes in the normal course. As such, the Debtors have paid the applicable taxes when due.

I, Frederick Arnold, as Executive Vice President and Chief Financial Officer, of Capmark Financial Group Inc., affirm that to the best of my knowledge, the Debtors have filed all necessary federal, state and local tax returns and made all required post petition tax payments in connection therewith on a timely basis or have promptly remediated any late filings or payments that may have occurred due to unintentional oversights.



Frederick Arnold  
Executive Vice President and Chief Financial Officer  
Capmark Financial Group Inc.

<sup>1</sup> The Debtors engage Automatic Data Processing, Inc. and certain of its affiliates (collectively, "ADP") to facilitate payment of the Wage and Payroll Tax Obligations. In the ordinary course of business, two or three days prior to a payroll payment date, the Debtors fund the appropriate payroll accounts. The day prior to payment of Wages, ADP funds the Federal, State and Local taxing authorities in accordance with their guidelines from the payroll accounts. The actual tax filings are then completed by ADP within the time frame required by the taxing authorities. On the payment date, ADP pays the Employees their respective Wage Obligations on behalf of the Debtors by debiting the full amount of the Wage Obligations from payroll accounts maintained at the Banks. The amounts included above represent amounts remitted to ADP as of the date of this filing. Amounts provided summarize the cash paid for the period.

In re: Capmark Financial Group Inc., et alCase No.: 09-13684  
Reporting Period: 11/1/09-11/30/09**SUMMARY OF UNPAID POSTPETITION DEBTS**

The following is an aging of recorded outstanding postpetition accounts payable as of November 30, 2009:

	Number of Days Past Due					Total
	Current	0-30	31-60	61-90	Over 90	
Occupancy	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ 63.00
Employee benefits	\$ -	\$ 816.00	\$ -	\$ -	\$ -	\$ 816.00
Good faith deposits	\$ -	\$ 27,315.00	\$ -	\$ -	\$ -	\$ 27,315.00
Equipment rental	\$ -	\$ 15,565.60	\$ -	\$ -	\$ -	\$ 15,565.60
Other	\$ -	\$ 461.26	\$ -	\$ -	\$ -	\$ 461.26
Total Accounts Payable	\$ -	\$ 44,220.86	\$ -	\$ -	\$ -	\$ 44,220.86

The Debtors intend to pay postpetition debts in the ordinary course.

**MOR-5**

**In re: Capmark Financial Group Inc., et al**

**Case No.: 09-13684**  
**Reporting Period: 11/1/09-11/30/09**

**DEBTORS TRADE ACCOUNT RECEIVABLES AND AGING**

The Debtors do not have trade accounts receivable.

Accrued interest, refunds, advances, loan and other miscellaneous receivables are not aged.

In re: Capmark Financial Group Inc., et alCase No.: 09-13684  
Reporting Period: 11/1/09-11/30/09**DEBTOR QUESTIONNAIRE**

Must be completed each month.	Yes	No
1 Have any assets been sold or transferred outside the normal course of business this reporting period? If yes, provide explanation below.		X
2 Have any funds been disbursed from any account other than a debtor in possession account this reporting period? If yes, provide explanation below.	X (1)	
3 Have all postpetition tax returns been timely filed? If no, provide and explanation below.	X	
4 Is workers compensation, general liability or other necessary insurance coverage's expired or cancelled, or has the debtor received notice of expiration or cancellation of such policies? If yes, provide explanation below.		X
5 Is the Debtor delinquent in paying any insurance premium payment? If yes, provide explanation below.		X
6 Has any bank account been opened during the reporting period? If yes, provide documentation identifying the opened account(s). If an investment account has been opened, provide the required documentation pursuant to the Delaware Local Rule 4001-3.	X (2)	

**Explanations:**

(1) All funds disbursed during this reporting period have either been disbursed from a (i) labeled "debtor-in-possession" bank account or (ii) bank account expressly approved for use by the Debtors by an order of the Bankruptcy Court. See Docket Nos. 58, 333 and 463.

(2) One account was opened for 09-13689 Capmark Finance Inc. and confirmed as open from bank via email on November 4, 2009.

Account name	Capmark Finance Inc., Debtor-In-Possession, in trust for the Utility Providers
Bank	PNC Bank 1600, Market Stree, 19 <sup>th</sup> Floor, Philadelphia PA 19103
Contact at bank	Jocelyn DuPont
Last 4 digits of account number	3626
Type of account	Money market demand account
Date opened	November 4, 2009