



Stonecrest Managers is pleased to announce that the East Bay chapter of the FPA has welcomed us as a new sponsor for 2012. I wanted to take this opportunity to introduce myself. My name is Todd Feldman and I am looking forward to meeting you and sharing ideas on how our products may be able to assist you and potentially help you grow your business. I was at the first breakfast meeting in January and hope to have a chance to meet you at an upcoming FPA event.

A little about our product and our company:

In the aftermath of this country's real estate and mortgage crisis, Stonecrest Managers has developed a powerful product for savvy investors.

- We buy non-performing mortgage notes & bank foreclosures (REO's) in bulk, at deep discounts, direct via previously established relationships from large institutions including banks, loan servicers, and Fannie Mae who seek to rid their balance sheets of these non-producing assets.
- Our team of experts turns the "scrap metal" to gold with a variety of strategies and offers investors shares in the *Stonecrest Income & Opportunity Fund*.
- The past three years, the fund has a robust annual return to investors of approximately 20%.

Our firm currently manages over \$100,000,000 in our Private Mortgage & Real Estate Funds. We've been at it since 1986. Admittedly, we're not Goldman or Berkshire. However, we are certainly popular with the many Bay Area investors who have seen their portfolios grow rapidly, in addition to investment advisors aiming to offer clients who have been frustrated by the recent stock market volatility the low-risk, solid yield products they now desire.

If you have an interest in learning more about how we're helping investors earn solid yields with low risks I'd of course welcome the opportunity to sit down with you. I respect your time and promise not to waste it. Feel free to contact me at my office or introduce yourself at the next FPA gathering.

Visit [www.stonecrestmanagers.com](http://www.stonecrestmanagers.com) to learn more about Stonecrest Managers. Then call me at 408.557.0700 EXT. 234 or send me an email at [tfeldman@stonecrest.net](mailto:tfeldman@stonecrest.net) to arrange for a meeting or a complimentary lunch.

I look forward to working with you.

A handwritten signature in black ink that reads "Todd Feldman".

Todd Feldman  
Stonecrest Managers

*P.S. A number of local advisors are recommending the Stonecrest Income & Opportunity Fund as well as our Private Capital Trust Deed Fund to their clients. I'll be glad to put you in touch with them.*