EXHIBIT 148

INVESTORS™ PRIME FUND

SBC PORTFOLIO FUND

Newsletter – Covering January, 2012

The Economy

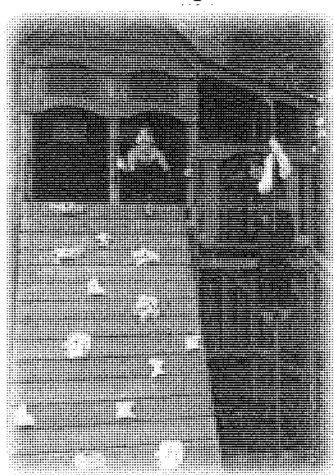
Welcome to February. It's hard to believe that we're already well into 2012. To quote the papers, there's not a lot of "oomph" now in the economy, but it's better to be going forward than in reverse. The economy grew at less than 2% last year, but the trend was notably up towards the end of the year. Greece is closer to working a solution to its debt problems. This is important, because if it doesn't happen, European economies will suffer substantially, which will impact our economy. Global trade is expected by many economists to slow down in 2012, which will also be a dragging factor on the US economy.

With things so slow, the Federal Reserve has publicly committed to keeping interest rates low into 2014. Many retirees count on interest income from their investments, so this is good news to some, but not to others. A surprising report that I read recently was that spending at the federal, state, and local levels fell by 4.6% last year. With war expenses going down from the troop pullout in Iraq, perhaps this trend may continue. The downside of these things is that federal spending is a large part of the economy, so this will create some drag on the economy. The upside is that perhaps it's a sign that governments are serious about getting spending deficits under control.

The approval rating for the Obama administration is only 43% after three years in office, which is the lowest since the Carter administration. It might signal a lack of confidence in the ability to stimulate the economy and manage domestic fiscal issues. Generation "Y" investors, those born after 1980, hold more cash as part of their investments than any other generation. This generation has seen the dot.com bust, real estate busts, Madoff, and the Great Recession. They don't have confidence in stocks, and they are particularly risk averse, compared to other generations.

Sales of new homes were at the lowest level last year since 1963. Sales themselves aren't what boost the economy, it's all of the work in building new homes (money spent on labor & materials) that stimulates the economy. This is despite the very low interest rates available to qualified new home buyers (are they all gone!?). This issue isn't just about interest rates. Part of the issue, I believe, is that people don't want to buy a home – new or used – until they believe that home prices have stopped falling – a house is a home, after all, but it's an investment, too. Some economists and industry analysts indicate opinions that home prices will have to fall by another 10% before they stabilize, and that the market will continue to be soft for years going forward, even after the bottom has been reached.

On a more positive note, home prices in the Bay Area – where the economy is doing well – seem to have stabilized. My wife and I have talked about building a small new addition, a family room for our 1912 farm house, for years. The economy being as soft as it is, however, we decided to expand by putting a tree/play house outside for the kids. It was A LOT cheaper than a new addition, and doesn't require that we buy any new furniture.

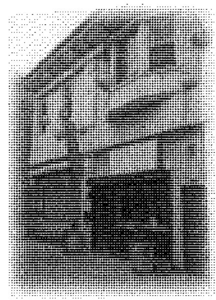


Feathers Twins romping around the new playhouse,
where they might be living when they turn 18

Fund Comments*

Investors Prime Fund distributed at **<u>7.50</u>**% (compounded) for January. The fund has had its busiest period of government guaranteed loan fundings ever (by dollar volume) over the past sixty days. One of these fundings was local, an automated car wash on the busiest street in Capitola, nearby to us in Santa Cruz County. Here are new fundings for this month:

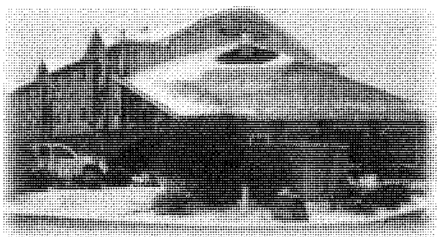
Automated Car Wash, Santa Cruz County, CA
$3.4MM Federally Guaranteed Loan



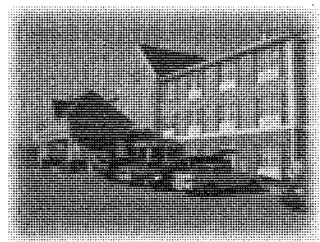
Architect's Office, Mixed Use Building, Chinatown, Los Angeles, CA
$475,000 Federally Guaranteed Loan

Our goal is $60MM of federally guaranteed loan fundings into IPF this year. Our capital on hand, and expected capital growth this year, will be sufficient to finance this volume of loan fundings. One challenge that we have is finding commercial loan originators with substantial experience in government guaranteed loans; banks face this same challenge as well, and we compete with them for these persons. If we are able to meet our funding goal this year, substantial servicing income will be created for the fund, and by year end I believe that we may be able to increase the fund's yield by an additional .25% (compounded rate of 7.75%).

SBC Portfolio Fund distributed at <u>**10.00**</u>% (compounded) for January. The fund had several new note investments on franchised hotels which were made to experienced hospitality industry operators. We financed only fifty percent of the appraised value on these projects, in senior loan positions which are also in front of federally guaranteed junior loans, adding further safety to our note investments.



Full Service Hotel, Maryland
$3.75MM Senior Fund Mortgage



Full Service Hotel, West Virgina
$2MM Senior Fund Mortgage

<u>Other</u>

With increases in our loan volume, loan servicing portfolios, and assets under management (doubled in the past year), we have recently added several new highly skilled and experienced employees to stay on top of things:

Megan Mecca, Investor Services Admin Mgr.

Mae Saechao, Controller, SB Capital

Both Megan and Mae have strong backgrounds in areas that are critical to running our funds, and we are happy to welcome them to our management team.

'Til Next Month,

Mark Feathers, CEO, SB Capital

*Past fund performance is no guarantee of future fund performance. Monthly fund distributions to members are based upon ***unaudited*** earnings from fund interest, servicing, loan fee, and other revenues. Distributions may not be the same as taxable fund earnings ("yield"), which are determined annually after a CPA audit.

BM00039
Exhibit 148-2

EXHIBIT 149

INVESTORS™ PRIME FUND

SBC PORTFOLIO FUND

Newsletter – Covering February 2012

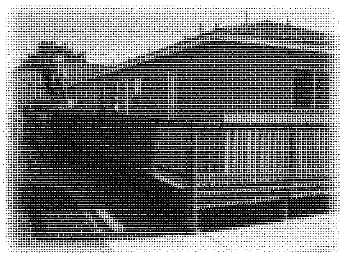
The Economy

Welcome to March. Please remember that fund distributions are based on a daily formula, and that February was a short month, so distributions are less in dollars than they were in January, although the percentage remains the same. Also, please remember that new capital contributions to Investors Prime Fund earn a 1% manager's bonus.

A full default on its debt by Greece seems to have been avoided for now, boding well for economies around the world. Domestic stock markets have shown solid gains for the year, and a local company – Apple – is now perhaps the most valuable company in the world, with a market value exceeding $500 billion. Isn't that incredible? Gas prices are up again, and events in the Middle East may continue to cause further increases. Ironically, increasing fuel prices might lead to higher overall auto sales and income for domestic car manufacturers, due to buyers seeking to replace their old autos with new models that have better fuel efficiency. In the past, higher gas prices usually meant decreases in auto sales and a recessionary effect on the economy. Right now, it's still too early to tell what overall impact higher fuel prices may have on the economy.

Fund Comments*

Investors Prime Fund distributed at 7.50% (compounded) for February. The fund continues to have good government guaranteed funding opportunities. Here are some new fundings for this month:



Senior Care Facility, San Mateo, CA
$750,000 Federally Guaranteed Loan

Commercial Condominium, San Luis Obispo, CA
$475,000 Federally Guaranteed Loan

SBC Portfolio Fund distributed at 10.00% (compounded) for February. We are no longer accepting new investors into SBC Portfolio Fund, as the fund's servicing portfolio has approached $50MM recently, which is the maximum that I targeted for the fund; we have a third similar fund "SBC Senior Commercial Mortgage Fund" which is taking new investors. SBC Portfolio Fund had several new note investments in February. A short term loan which we made last year to a borrower for his manufacturing facilities was converted into an SBA 504 1st mortgage, and we financed the mortgage on a full service hotel in St. Petersburg, FL, as well as a full service car wash in Bakersfield.

Manufacturing Space, Diamond Bar, CA
$3.25MM Senior Mortgage

Full Service Hotel, St. Petersburg, FL
$1.2MM Senior Mortgage

Full Service Car Wash, Bakersfield, CA
$600,000 Senior Mortgage

'Til Next Month,

Mark Feathers, CEO, SB Capital

*Past fund performance is no guarantee of future fund performance. Monthly fund distributions to members are based upon ***unaudited*** earnings from fund interest, servicing, loan fee, and other revenues. Distributions may not be the same as taxable fund earnings ("yield"), which are determined annually after a CPA audit.

BM00040
Exhibit 149-1

EXHIBIT 150

SB CAPITAL

For Immediate Release - LOS ALTOS- SB Capital announced as of today, 3-23-12, loan servicing portfolio growth results through this date for the company's managed funds, which focus on the origination of federally guaranteed (SBA) loans.

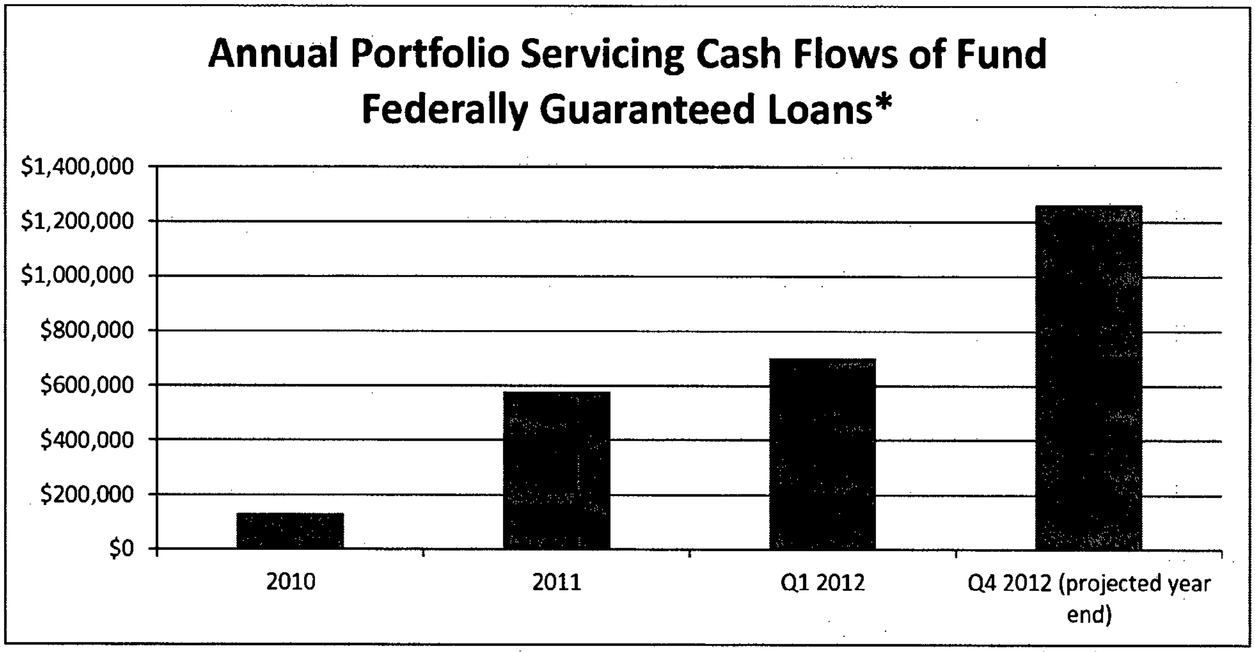
-As of this date, the company reports that forty eight of forty nine SBA 7a and 504 loans originated since federal licensing for Small Business Capital in April of 2010 are current in their payment status (SBA 504 loans are owned by Investors Prime Fund and SBC Portfolio Fund, SBA 7a loans are owned by Investors Prime Fund's wholly owned subsidiary, Small Business Capital, LLC). The company reports that one borrower, representing less than one percent of the servicing portfolio assets, is late sixty days; fund management sees no loss potential on this loan due to the loan amount at the time of origination, in June of 2010, at only fifty percent of the property's appraised value.

-Investors Prime Fund has sold federally guaranteed loan participations in excess of $2MM to several state charted banks in the first quarter of 2012. Combined with the fact that 98% of our federally guaranteed loans are current, management believes these loan sales to FDIC insured financial institutions validate management's belief in the high quality of our loan originations and servicing portfolios. Additionally, management believes that on-site audits of our loan portfolio by the U.S. Small Business Administration in the Fall of 2011, and the California Department of Real Estate in January of 2012, with no substantial exceptions noted for loan quality or for credit risk with our loans, our underwriting, and our loan servicing, demonstrate our fund's federally guaranteed note investments, and management of same, to be of superior quality.

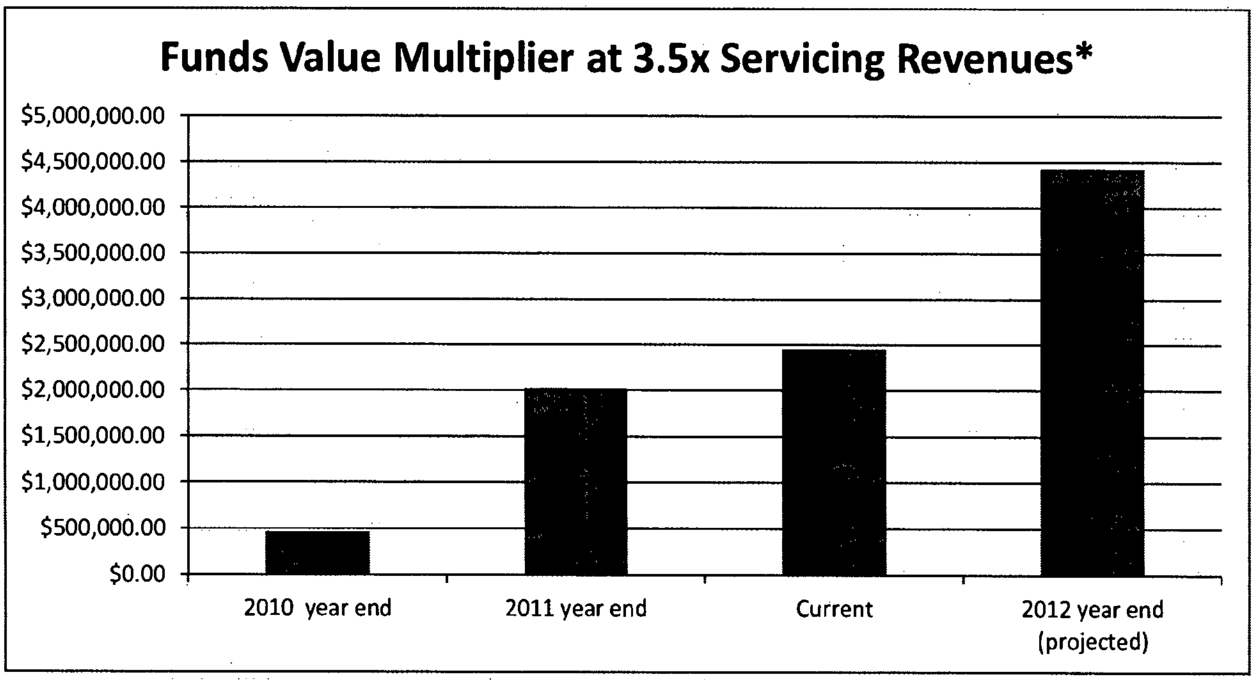
Company CEO Mark Feathers reports:

"Our first quarter's financial results, with one week remaining in the quarter, appear to indicate that Investors Prime Fund and SBC Portfolio Fund will show gross revenue growth in excess of 200% as compared to the first quarter of 2010. This has been accomplished on combined fund capital growth of approximately sixty five percent during 2011.

The combined federal loan gross servicing portfolios of IPF and SBC Portfolio Fund grew in excess of 400% in 2011 from 2010. In the first quarter of 2012, the gross servicing portfolio will show additional growth in excess of 30%, and we expect a year to year combined increase in the gross servicing portfolio of 100% in 2012 from 2011 year end levels. Servicing income is the largest component of value creation for investment funds of our type. Typically, servicing rights and income generated by funds are the most stable and desirable revenue source for a fund, and in addition, they add value at a multiple of 3 to 3.5x of their gross annual totals for servicing on federally guaranteed SBA loans. For comparison purposes, our fund servicing margins on federally guaranteed loans are typically in the 1.5% range of the gross amount of the servicing portfolio, as compared to the .25% range for residential mortgage servicing rights. Such value gains, generated with the sale of a servicing portfolio, will not typically be reflected at market value on a fund's financial statements, and will only be realized at time of partial or full sale of servicing rights. Through the funding of SBA 7a and 504 federally guaranteed loans at a rapid pace over the past twenty four months, the management and employees of SB Capital have done an excellent job of demonstrating their product expertise in origination, underwriting, and servicing the guaranteed loan portfolios of their funds. The following tables indicate the servicing revenue growth of our loan portfolios, and their value multiplier for our investors."



*As of 3-23-12, fund combined cash balances and equivalent balances of $15MM+ were sufficient for the origination of $60MM in SBA 7a and 504 gross loan fundings through the end of 2012. Based upon first quarter fundings of $20MM, and the addition of several new loan originators, loan processors, and loan closers during the first quarter of 2012, fund management believes this level of fundings through year end, or possibly higher, are achievable.



*Valuation analysis is not by formal appraisal, however, it is considered by fund management to be accurate, and is determined from current valuations methodologies and abstracts as provided to fund management by Government Loan Solutions, LLC.

BM00042
Exhibit 150-2

As the tables illustrate, substantial value is being created for our portfolios within their revenue streams. Of equal importance is the cash flow stream being generated by the combination of loan premiums, loan interest income, and servicing revenues. With the acceleration in the revenues of the fund's note investment portfolios in the last quarter of 2011 and the first quarter of 2012, which appears to be sustainable due to the infrastructure created by SB Capital, we anticipate substantial revenues and return on investor's capital on a continuing basis. These revenues will more than cover the cost of all fund operations, as well as generate sufficient revenues to cover all fund manager operations, well allow for amortization of the fund manager's note to the funds on their agreed upon schedule, and allow for the continuation of the Preferred Yields to our investors of 7.5% and 10% (compounded), resp., for Investors Prime Fund and SBC Portfolio Fund, LLC."

Other Fund Management Comments

Absent the impact of certain expenses that we expect to be non-recurring, with the benefit of the $20 million of new note investments placed into our funds this quarter, along with combined new capital into IPF and SBC Portfolio Fund of $6MM during the quarter, and significant progress in connection with our asset management activities throughout our portfolios, we are operating year-to-date well beyond break-even to cover our preferred yield target in all funds (7.5% and 10%, compounded, resp., in Investors Prime Fund and SBC Portfolio Fund), and expect 2012 to be an excellent year. Fund revenues and income are being generated at a level which is also allowing the payoff on a timely schedule of the few remaining loans and other assets in our portfolios which do not have federal repayment guarantees.

With the benefits of the addition of very qualified staff to SB Capital and Small Business Capital (our SBA 7a lender) over the past twelve months, during this first quarter of 2012 we have successfully deployed capital into new note investments at more than twice the average monthly pace dollar pace of fundings achieved during 2011, and the current cash and near cash equivalent position in our funds, at over $15MM, appears sufficiently strong to maintain this pace of newly originated federal guaranteed note investments, and meet our current funding commitments to our applicants, through the remainder 2012. All or most of our federally guaranteed note investments have substantial prepayment penalties and we expect them to be in our fund's investment portfolios for at least several years, generating safe and steady servicing and interest income for our investors.

Due to our special federal fund licensing and focus by SB Capital on a niche area of high demand in commercial mortgage finance, we have seen a continuation of robust investment activity and a substantial progress in completed restructurings and dispositions. We have consulted with outside valuation experts on the current and year end projected gross servicing income for our funds, and have received indication of gross value multipliers of from 3 to 3.5x on our servicing income. Based upon cash on hand and equivalent for our funds, which is currently in excess of $10MM, we believe that the year end value of our loan servicing revenues will exceed $3MM. Such value may not be reflected on fund financial statements, which are reflected on a GAAP basis, however, such valuations on fund servicing revenues would be expected on an acquisition basis. Such acquisitions are a frequent exit strategy of federally licensed SBA non-bank lenders."

Institutional or Private Party Borrowing To Increase Fund Note Investment Opportunities

Fund management believes we are sufficiently capitalized at present to consider other financing options for our note originations and note investments. We are seeing evidence that capital markets are now becoming active again in providing lines of credit to finance companies such as ours' with strong capital bases, which are well managed and have niche areas of expertise in products that generate above average returns to their investors. Many, if not most, of these capital sources exited the market during the period from 2007 through present. As an option to equity capital through our members, which is very expensive to raise, fund management has applications and/or prequalifications with several national and large banks and private national nonbank lending sources, for from $15MM to $25MM in credit commitments for Investors Prime Fund. All of these facilities would represent a substantially lower cost of funds than equity capital, require modest use of large on capital less than is typical for national non-bank guaranteed lenders, and benefit our investors by creating additional servicing, premium, and interest income to our funds without further diluting our member's capital positions. Such credit facilities may allow the origination of up to $100MM in additional federally guaranteed loans without requiring additional capital growth into our managed funds, thereby saving expenses by eliminating substantial marketing and operational expenses which are related to raising capital used for guaranteed loan fundings.

Such institutional or private party credit facilities would allow the funds to potentially double, or increase by greater amounts over the next several years, gross revenues earned by the funds from loan interest income, loan premiums, and loan servicing revenues. This would occur without the need to substantially increase, or perhaps even allow for a decrease in, fund capital levels, while continuing to grow fund revenues and allow for a higher return on investment of fund capital.

About SB Capital

SB Capital is a real estate finance company that is focused primarily on originating and acquiring federal sponsored (U.S. Small Business Administration) commercial real estate loans. For more information, visit www.sbcapital.com.

Forward-Looking Statements

This information release may contain forward-looking statements within the meaning of the federal or state securities laws. Nothing in this information announcement should be considered a solicitation for investments into SB Capital or its managed funds. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward-looking statements by the use of forward-looking terminology such as "may," "will," "should," "expects," "intends," "plans," "anticipates," "believes," "estimates," "predicts," or "potential" or the negative of these words and phrases or similar words or phrases which are predictions of or indicate future events or trends and which do not relate solely to historical matters. Forward-looking statements involve known and unknown risks, uncertainties, assumptions and contingencies, many of which are beyond the Company's control, that may cause actual results to differ significantly from those expressed in any forward-looking statement. Statements regarding the following subjects, among others, may be forward-looking: business and investment strategy; investment portfolio; projected operating results; ability to obtain financing arrangements; financing and advance rates for the Company's target assets; general volatility of the markets in which the Company invests; expected investments; expected co-investment allocations and related requirements; interest rate mismatches between the Company's target assets and its borrowings used to fund such investments; changes in interest rates and the market value of the Company's target assets; changes in prepayment rates on the Company's target assets; effects of hedging instruments on the Company's target assets; rates of default or decreased recovery rates on the Company's target assets; impact of changes in governmental regulations, tax law and rates, and similar matters; the Company's ability to maintain its exemption from registration under the 1940 Act; availability of investment opportunities in federally guaranteed mortgage-related investments and other securities; availability of qualified personnel; the Company's understanding of its competition; and market trends in the Company's industry, interest rates, real estate values, the debt securities markets or the general economy.

All forward-looking statements reflect the Company's good faith beliefs, assumptions and expectations, but they are not guarantees of future performance. Furthermore, the Company disclaims any obligation to publicly update or revise any forward-looking statement to reflect changes in underlying assumptions or factors, of new information, data or methods, future events or other changes. Please review the offering circulars, operating agreements, and private placement memorandums of SB Capital managed funds for more information.

Source: SB Capital

Investor Contacts:

Megan Mecca, Investor Services, ph. 650-559-5601, Mmecca@sbcapital.com

Peter Eberle, SVP, SB Capital, ph. 925-255-3510, Peter@sbcapital.com

Wyatt Allen, SVP, SB Capital, ph. 650-559-5601, Wyatt@primefund.com

Norm Morales, SVP, SB Capital, ph. 949-721-6634, NMorales@primefund.com

Barbara Kuang, SVP, SB Capital, ph. 650-559-5601, BKuang@sbcapital.com

EXHIBIT 151

SBC CAPITAL

SBC PORTFOLIO FUND

For the period covering March, 2012

The Economy

It has been a good quarter of continued recovery in the economy, nationwide, and particularly in the Bay Area. Stock markets had strong recoveries this quarter, although it was on fairly light trading volume. This means that investors are not so sure about the staying power of stocks, so the masses are not moving into equity markets just yet. In fact, published reports show that more individual investor money is going into bond investments than into stock investments. For the first quarter, the NASDAQ index showed a gain of over 15%, while the S & P and Dow Jones had gains from 8% – 12%. This was the best quarter for stocks in a long time, in particular, for banking stocks, such as Bank of America, and for the stock of Apple, both of which were up over 40% during the quarter.

The stock market is as much a forward looking gauge of the economy by investors as it as a measure of current income and financial strength for companies in the indexes, and that is why the markets adjust frequently over any short period. The markets are made up of millions and millions of daily small and large financial "bets and guesses" on how individual companies will do. Added up, these collective assessments and guesses can be measured in a few widely followed stock and bond indexes. For the past quarter at least, investor sentiment is that things are looking up. Downward corrections can come from the usual suspects that we're all pretty familiar with – starting with energy price shocks, debt defaults by foreign countries, the direction of corporate earnings forecasts, employment trends, real estate values, political events, etc. Fuel prices have gone up a lot this quarter, and many more companies are revising earnings forecasts downward than upward, so the sustainability of the recent stock price increases is hard to predict. On a side note from this author, over the long run of five to ten years or longer, the equity markets invariably go up, so a combination of patience, good choices, and time pay off on stock investments.

It is still early, but it looks like the presidential election is going to be close and hard fought. The President's current popularity rating is not very high, and with energy prices going up and unemployment still over 8%, winning reelection is not a sure thing for the President. There have been large fundamental shifts over the past decade in how voters view themselves. Many, if not most, voters are no longer hard core Democrats or Republicans. In fact, studies show that 40% of voters consider themselves to be "independent", and will vote for a candidate of their choice, versus voting along political party lines. Also, more than fifty percent of registered voters believe that the country is heading in the "wrong" direction (whatever that means!).

If a sitting President does win reelection, usually this is good for real estate prices and the stock market, as they like the stability that comes with a President who is a "known" entity. Several polling experts anticipate that both the Senate and House of Representatives may both be controlled by the Republican Party next January. If this is the case, it is anticipated that controversial health care bills from last year may be overturned, and that taxes will not likely go up, and may even go down.

SBC Portfolio Fund Comments

The fund had minimal funding activity for the month. Most of our recent applications have been to Investors Prime Fund. We expect one or two new note fundings in the month of April.

In Closing

Frequently we are asked by our investors what does it mean to "service" a loan. Servicing a loan is not just about collecting loan payments from a borrower. We continuously monitor the loans to make sure payments are made on time, and that all loan conditions are followed by our borrowers. These include checking on the status of property taxes, any life insurance requirements for key managers of a business, monitoring any changes in business or property ownership, property insurance payments, and annual review of our borrower's financial statements. Proper servicing is very important to maintain the value of each note in our portfolio, as well as to meet the SBA's guidelines of lender care that is expected, and in order to preserve the fullest guaranty available on our note investments.

'Til Next Month,

Mark Feathers, CEO, SB Capital

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EXHIBIT 152

SB CAPITAL

INVESTORS™ PRIME FUND

For the period covering March, 2012

Dear Member,

Beginning with this month's newsletter, fund members will be receiving additional supplemental information for Investors Prime Fund. I have received many positive comments from investors over the years that they enjoy reading my newsletters, which I greatly appreciate. Due to the strong support of its members, the fund, including its membership base, capitalization, and lending operations have grown substantially over the past few years. The supplemental information, which you may find to be presented in a format which is more "corporate" in style then as presented within the newsletter, is meant to keep fund investors current on detailed financial and business matters of the fund, and I hope that you find it to be useful.

A number of other SBA nonbank license holders (there are only fourteen of us), are publicly traded companies. These include Newtek Financial (trading symbol "NEWT") and PMC Trust (trading symbol "PCC"). These companies do not follow exactly the same business model as our fund. For instance Newtek offers to small businesses a variety of financial services, whereas PMC is a mortgage real estate investment trust. Newtek pays no yield at present, while PMC pays a dividend, and both have the potential for substantial upward and downward price fluctuations, which are typical of a stock investment. If you are ever looking for a yardstick of comparison for your investment, both of these companies offer useful analytical information on their internet home pages. Over time, and as our increased fund capital and revenues allow SB Capital to add to our investor admin staffing levels, we will offer a similar format of reporting information. For now, I hope that you find the supplemental information to our newsletters of value to you.

The Economy

It has been a good quarter of continued recovery in the economy, nationwide, and particularly in the Bay Area. Stock markets had strong recoveries this quarter, although it was on fairly light trading volume. This means that investors are not so sure about the staying power of stocks, so the masses are not moving into equity markets just yet. In fact, published reports show that more individual investor money is going into bond investments than into stock investments. For the first quarter, the NASDAQ index showed a gain of over 15%, while the S & P and Dow Jones had gains from 8% – 12%. This was the best quarter for stocks in a long time, in particular, for banking stocks, such as Bank of America, and for the stock of Apple, both of which were up over 40% during the quarter.

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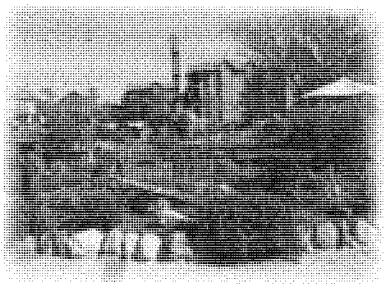
Fund Matters – Investors Prime Fund

Over the past two years, we have made steady increases in financing SBA guaranteed loans outside of California. In fact, right now 16.67% of our SBA loans are located outside of California. This has added the benefit of geographic diversity to our investment portfolio, as well as providing our loan officers and underwriters with potentially ten times the number of quality loans to review (California has only approximately one tenth of the businesses in the US), and to select those which best meet our investment criteria.

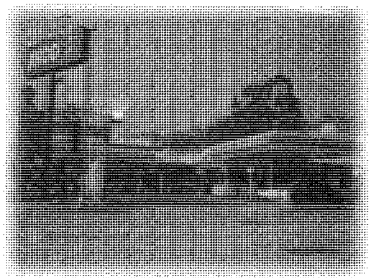
Due to our state permit, the maximum capital that we may have in projects outside of California is 20%, which we are getting close to now. We are always looking closely at our business model, to continue with our fund goals of principal protection and providing investors a yield which is superior to other investments with a similar investment horizon, so we have started working with our fund attorneys on broader licensing for the fund, which will allow more out of state investments.

March was a busy month, and the end to a busy quarter, of new federally guaranteed note investments. Our fundings were geographically diversified, and located around the state. The food and beverage retailer pictured below, which is a local business, isn't particularly pretty, but it is quite profitable. The operator has owned the business for more than a decade, and the property owner agreed to sell the real estate recently, so the business will never have to worry again about the risk of not being able to renew their lease and losing their business. The gas & convenience store loan for $1M was on a property that appraised for $3MM, and is located on a busy thoroughfare in Los Angeles. We think that the number of gas stations around the country might decrease substantially over the next few decades, so we always try to make sure the property for a business like this is located in an area that is well suited for other development. Our loan on the property in the historic tourist city of Solvang, CA, was for only 50% of the value of the property, and is secured very well.

We added a new loan officer in Arizona recently, and we also have pending offers out to loan officers in Washington and Oregon, so we expect to be adding further geographic diversity to the fund as we grow our loan servicing portfolio.



Hospitality
$1.15M Purchase Financing
Solvang, CA



Gas & Convenience Store
$1M Refinance
Los Angeles, CA

Food & Beverage Retailer
$.5M Purchase Financing
San Jose, CA

In 2009, and at my request, Investors Prime Fund members voted to approve the purchase of a federal SBA license. The license was quite expensive…it cost $1MM with acquisition costs, and the added legal and consulting expenses to submit a request for federal approval for the fund to obtain the ownership rights to the license. It was a six month process to obtain the license from the seller, and to receive SBA approval. In fact, SBA called me on April 1st in 2010, and I thought at first that it was an April Fool's day call!

I am very pleased that, only twenty four months from the time that our licensing was approved, we have now built a federally guaranteed note investment portfolio of more than $50M (including both SBA 7a and 504 loans). Within this same period of time, and on a capital base of $25M to start this year, the fund now has core recurring revenues of $1M annually from loan servicing, and $1M+ in note interest revenues. The fund's other primary revenue source, which is loan premiums generated by partial sale of our loans to investors (which also creates our servicing income), will likely increase by more than 25% over revenues generated in 2011, and as a revenue source, by itself, substantially covers all of the fund manager's operating expenses. Additionally, the fund's note investment portfolio is now comprised by more than 90% federally guaranteed note investments. Although we lend in many areas outside of the Bay Area, in just a two year period since the time of our licensing, we have already become the number one SBA non-bank lender in the Bay Area, and in the top fifteen of all Bay Area SBA lenders (some recent statistics from SBA are included this month). I anticipate that within twelve to twenty four months, the fund will be comprised 100% of federally guaranteed notes.

Most of our borrowers are very appreciative of the specialized program expertise that we offer them with our federally guaranteed loan product. Our service is typically faster than banks, and we offer a level of personalization that most of them find to be missing when they work with banks. I've literally seen a few borrowers shed a tear of joy (and relief) when I inform them that their loan has been approved. I think this is also why, over the past two years, 992 out of 994 monthly loan payments from our borrowers have been received on time, which is to say that 99.8% of our borrower's payments have been made to the fund on time. I think that very few banks can match this level of payment performance.

Almost without exception, our loans provide better repayment terms to our borrowers, and they often provide our borrowers with working capital to grow their inventories or to increase their accounts receivable, add to their payroll, or improve their properties. The forty nine businesses that have received the fund's financing assistance have maintained employment for, or added, more than five hundred positions, as well. Ours' is a unique partnership of private sector investment (fund members) and government sponsorship, and it is a win-win all around, and one of the most uniquely successful programs in all of government.

<u>In Closing</u>

Frequently we are asked by our investors what does it mean to "service" a loan. Servicing a loan is not just about collecting loan payments from a borrower. We continuously monitor the loans to make sure payments are made on time, and that all loan conditions are followed by our borrowers. These include checking on the status of property taxes, any life insurance requirements for key managers of a business, monitoring any changes in business or property ownership, property insurance payments, and annual review of our borrower's financial statements. Proper servicing is very important to maintain the value of each note in our portfolio, as well as to meet the SBA's guidelines of lender care that is expected, and in order to preserve the fullest guaranty available on our note investments.

'Til Next Month,

Mark Feathers, CEO, SB Capital

*The past performance of Investors Prime Fund is no guarantee of future fund performance. Monthly fund distributions to members are based upon ***unaudited*** earnings from fund interest, servicing, loan fee, and other revenues. Distributions may not be the same as taxable fund earnings ("yield"), which are determined annually after a CPA audit.

Today's Date 3/24/2012 0:00

	Loan Number	Note Maturity	Original Loan Amount	Current Gross Loan Balance	SBA guarantee	Appraised Value	LTV at Funding	Status	History of Monthly Payments	Notes	Address	City	State	Zip
1	200000	1-Oct-15	255,000	165,777	not applicable	540,000	47%	current	76	retail	1588 San Pablo Ave.	Pinole	CA	94564
2	106	1-May-20	550,000	550,000	85%	1,100,000	50%	current	22	multipurpose commercial	17 Vista Ave.	San Mateo	CA	94403
3	108	1-Jun-10	475,000	395,275	85%	950,000	50%	60 days due	21	contractor's yard	110 Umbarger Rd.	San Jose	CA	95111
4	4108505010	1-Jun-35	1,010,000	976,008	90%	1,775,000	57%	current	21	retail/warehouse	921 Laurelwood Rd.	Santa Clara	CA	95054
5	4185705004	1-Sep-35	1,100,000	1,071,079	75%	1,550,000	71%	current	18	hospitality	937 S. Van Ness Ave	San Francisco	CA	94110
6	422825501	1-Oct-35	1,140,700	1,113,116	75%	1,800,000	63%	current	18	light manufacturing	260 Phelan Ave.	San Jose	CA	95112
7	4231575004	1-Oct-35	1,144,000	1,115,603	75%	1,430,000	80%	current	17	multipurpose office/retail detached bldg.	1787 Landess Dr.	Milpitas	CA	95035
8	4367155006	1-Jan-36	1,875,000	1,838,486	75%	2,950,000	64%	current	15	light industrial multi tenant	500 - 506 Bragato Rd.	San Carlos	CA	94070
9	4422575007	16-Dec-35	624,000	611,264	90%	800,000	78%	current	14	medical offices	1945 - 1947 The Alameda	San Jose	CA	95126
10	4386725006	27-Dec-35	2,000,000	1,959,006	90%	3,500,000	57%	current	14	industrial	595 Tunnel Ave.	Brisbane	CA	94005
11	4472865009	11-Jan-36	2,152,000	2,113,053	90%	3,500,000	61%	current	14	hospitality	2520 Main St.	Lake Placid	NY	12946
12	4488215007	1-Feb-36	580,000	568,841	90%	645,000	90%	current	13	mixed use	1529 W. Devon Ave.	Chicago	Il	60660
13	4400985000	1-Feb-36	1,270,000	1,246,953	90%	1,820,000	70%	current	13	bed and breakfast	1315 & 1320 22nd St.	Sacramento	CA	95816
14	4515825009	1-Mar-36	650,000	650,000	75%	1,000,000	65%	current	12	restaurant/tavern	398 7th St.	San Francisco	CA	94103
15	4561065007	18-Mar-36	1,856,500	1,828,239	75%	2,200,000	84%	current	11	automatic car wash	1205 W. 17th St.	Santa Ana	CA	92706
16	4640675003	1-Apr-36	265,000	265,000	75%	330,000	80%	current	11	restaurant	600 York St.	San Francisco	CA	94110
17	4563365007	1-Apr-21	750,000	750,000	75%	1,250,000	60%	current	11	multipurpose office and light industrial	1690 Tacoma Way	Pleasanton	CA	94063
18	4566135003	1-Aug-36	442,000	436,911	75%	725,000	61%	current	10	light industrial iron fabrication bldg.	740 Kevin Ct.	Oakland	CA	94621
19	4531315009	1-Jun-36	1,650,000	1,630,431	75%	3,610,000	46%	current	9	hospitality	1370 Joliet St.	Dyer	IN	46311
20	4531275010	1-Jun-36	1,200,000	1,185,666	75%	2,033,430	59%	current	9	hospitality	1242 Joliet Rd.	Dyer	IN	46311
21	4642285005	1-Jul-36	1,800,000	1,777,449	75%	2,800,000	64%	current	9	gas station and convenience store	570 Rdwood Hwy Frontage Road	Mill Valley	CA	94941
22	4669495009	4-Aug-36	969,000	965,918	75%	1,140,000	85%	current	8	retail/mixed use	330 S. 3rd St.	San Jose	CA	95112
23	149	1-Jul-36	2,287,500	2,287,500	85%	4,575,000	50%	current	8	hotel	1941 Monterey St.	San Luis Obispo	CA	93401
24	4717905007	4-Aug-36	1,295,000	1,281,002	75%	2,050,000	63%	current	7	gas station/c-store	3740 E. El Camino Real	Santa Clara	CA	95051
25	155	1-Sep-21	1,912,500	1,912,500	85%	3,825,000	50%	current	7	multipurpose commercial	47300 Kato Rd.	Fremont	CA	94538
26	4689375005	5-Aug-36	1,353,800	1,342,142	75%	2,090,000	65%	current	6	industrial condo unit	82 W. Cochran St.	San Jose	CA	93065
27	4833645009	30-Aug-36	202,500	200,861	75%	270,000	75%	current	6	multipurpose light industrial	3224 N. San Fernando Blvd.	Burbank	CA	91504
28	4866115010	21-Sep-36	338,600	336,591	75%	521,000	65%	current	6	office/warehouse condo	1850 S. 10th St., #8	San Jose	CA	95112
29	156	1-Oct-21	8,000,000	8,000,000	85%	17,300,000	46%	current	5	hotel	101 Gateway Rd. E.	Napa	CA	94558
30	4902815006	1-Nov-36	892,500	887,322	75%	1,050,000	85%	current	5	retail	2475 - 2485 Ventura Blvd.	Camarillo	CA	93010
31	4942385002	18-Nov-36	650,000	648,046	75%	1,025,000	63%	current	4	retail	197 E. Westminster	Lake Forest	IL	60045
32	4960205009	21-Nov-36	728,000	724,350	75%	970,000	75%	current	4	on site drug & alcohol rehab	1425 S. Via Soledad	Palm Springs	CA	92264
33	4963625001	29-Nov-36	775,000	773,060	75%	1,270,000	61%	current	3	B & B/restaurant	31880 State Hwy 108	Strawberry	CA	95375
34	165	1-Jan-22	712,500	712,500	85%	1,425,000	50%	current	3	retail	882 - 886 Geary St.	San Francisco	CA	94109
35	5011245002	27-Mar-36	525,000	384,175	75%	710,000	74%	current	2	retail/multi purpose	701 N. Scottsdale Rd.	Scottsdale	AZ	85251
36	Baymont	1-Jan-32	2,007,500	2,007,500	85%	3,700,000	54%	current	2	hotel	1 Amerihost Dr.	Weirton	WV	26062
37	Country Inn	26-Aug-21	3,766,225	376,625	85%	7,100,000	53%	current	2	hotel	8850 Hampton Mall Dr., N	Capital Heights	MD	20743
38	4988965005	29-Dec-36	1,600,000	1,596,447	75%	2,000,000	80%	current	2	Medical and office spaces	8094 - 8098 Market St.	Dayton	OH	44484
39	502485003	12-Jan-37	467,500	466,592	90%	550,000	85%	current	2	retail/mixed use	931 Chung King Dr.	Los Angeles	CA	90012
40	5030595008	24-Jan-37	3,400,000	3,395,094	75%	4,920,000	69%	current	2	automated car wash	2110 41st. Ave.	Capitola	CA	95010
41	5044695004	1-Feb-37	997,100	996,326	75%	3,240,000	31%	current	1	gas station/c-store	7901 Sunset Blvd.	Burbank	CA	90046
42	46	1-Feb-22	3,250,000	3,250,000	85%	5,000,000	65%	current	1	hotel	20675 Lycoming St.	Walnut	CA	91789
43	173	1-Mar-22	796,000	796,000	85%	1,660,000	48%	current	1	automatic car wash	5725 Knudsen Dr.	Bakersfield	CA	93308
44	5063135006	1-Mar-37	700,000	700,000	75%	960,000	73%	current	1	senior care facility	601 N. Idaho St.	San Mateo	CA	94401
45	102	1-Mar-42	1,178,500	1,178,500	85%	2,900,000	41%	current	1	hotel	4601 34th St., S.	St. Petersburg	FL	33711
46	5087955010	1-Mar-37	450,000	450,000	75%	575,000	78%	current	0	multipurpose commercial	3415 Miguelito Ct.	San Luis Obispo	CA	93401
47	5084465010	1-Mar-37	595,000	595,000	75%	700,000	85%	current	0	liquor & convenience store	2770 Story Rd.	San Jose	CA	95127
48	5099975002	1-Apr-37	1,600,000	1,600,000	85%	2,133,333	75%	current	0	Health care retreat	125 Kallof Place	Sedona	AZ	86336
49	184	1-Apr-22	1,542,500	1,542,500	85%	3,085,000	50%	current	0	hotel	293 Alisal Rd.	Solvang	CA	93463
			65,781,425	61,654,706		113,052,763	58%		447					

Total of federally guaranteed SBA loans in Portfolios 49
Average Loan Amount at Funding $1,342,478
Average Loan to Value 58%
Monthly payments due vs. monthly payments collecte 445 out of 447 = 99.55% on time payments

BM00069
Exhibit 152-5

EXHIBIT 153

SB
CAPITAL

For Immediate Release - LOS ALTOS- SB Capital announced as of today, 4-2-12, compounded annual revenue growth for Investors Prime Fund, LLC, of 67.8%, and total revenue growth of 372%, for the three year period from December 31st, 2008, through December 31st, 2011*.

Company CEO Mark Feathers reports:

"In 2009 and 2010, our fund members approved two important changes to our operating agreement, and the beneficial results of these changes are very visible, as demonstrated in the fund's three year total revenue growth of 372% and compounded annual revenue growth of 67.8%. The first milestone was approval by our members to purchase a national SBA lending license, one of only fourteen in the country, which was successfully accomplished in April of 2010. There are significant barriers to entry for the acquisition of these licenses, such as substantial prior experience in government guaranteed lending, a high level of capital requirements, and the typical scarcity in the availability of these licenses. Turnover of the licenses is very low, and ownership of a licenses bestows the holder competitive advantages not available to loan originators who do not hold a banking charter or similar nonbank SBA license".

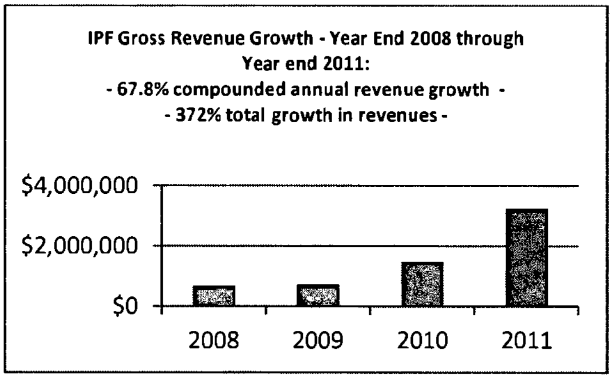
"The second milestone was our member's approval of a manager's note to the fund, up to 1% of fund's maximum manager established capitalization in 2009 ($100M) and as amended in 2010 ($500M), and with a five year maturity, to cover expenses related to building the infrastructure and an experienced team to originate, underwrite, and service federally guaranteed commercial (SBA) loans."

"Because of these member approved changes to the Fund's operating agreement, and in a short twenty four months since the time of our licensing in April of 2010, we have managed to build a federally guaranteed loan servicing portfolio of SBA 7a and 504 mortgages which now exceeds $65M. The funds' cash position, expected capital growth through year end, and current loan commitments combined with new loans in process, will allow further note investments of $45M by year end, bringing the fund's loan servicing portfolio to $110M on its capital base of $30M".

"Given the momentum achieved in our funding of federally guaranteed loans, and the market growth in awareness of our lending model, we anticipate by year end ongoing core earnings for the fund in excess of $2MM, which we believe will allow a continuation of the fund's ability to maintain its preferred yield to investors of 7.5%. Additional revenues from our SBA loans, including loan premiums from partial sale of loans to investors, are projected to fully cover all of the fund's and fund manager's operating expenses".

"In addition, as strong as our revenue momentum has been for the past three years, initial indications are that the first quarter of 2012 shows a substantial year to year quarterly revenue increase of twenty five percent or more in 2012 over 2011's first quarter revenue numbers".

"We greatly appreciate our member's support of past management requests, and believe that we are building a very safe portfolio of federally guaranteed note investments, which also will provide steady earnings to fund members from our balanced revenue stream of loan interest, servicing income, and loan premiums".



"As the table illustrates, substantial revenue momentum has been created with our strong capital base and from the efforts of our team of experienced federally guaranteed note originators, underwriters, and servicers. With the acceleration in fund revenues in the last quarter of 2011 and in the first quarter of 2012, which appears to be both sustainable and increasable due to the infrastructure created by fund management, we anticipate a steady return on our investor's capital on a continuing basis. Much of these revenues are now steady core earnings from our sizeable investment portfolio. Market awareness has been created of our team's superior delivery abilities, and will allow revenues to cover the cost of fund operations, and allow for timely retirement of the fund manager's note on the agreed upon schedule, as well as allow for a continuation of the Preferred Yield to our members of 7.5% (compounded)".

Other Fund Management Comments

- Fund management has made the past election that investors receive distributions and income on a cash basis for tax reporting. Fund financial statements and investor statements are on a GAAP (generally accepted accounting principles) accrual basis of valuation. We anticipate the fund's annual financial statement to be complete in April. Member capital balances may reflect adjustments in the second quarter of 2012 to capital from nonrecurring income or expenses, due to subsequent material events occurring after the date of the audit period. As of this date, it is known that member statements will reflect a small (less than 3%) book value adjustment to capital positions due to a non-recurring charge related to an equity acquisition of a California based bank. After the fund's acquisition of its ownership interest, and subsequent to a state and national review of the bank's operations, the bank restated their earnings and asset values at the direction of their regulators. Fund management may instruct its accountants to write down the fund's investment. Any write down is not expected to have a material future impact on the fund's ongoing core earnings of servicing and interest income.

Institutional or Private Party Borrowing To Increase Fund Note Investment Opportunities

As fund management has reported to members in other recent communications, we believe that we are sufficiently capitalized at present to consider other alternative, and less expensive, sources of capital for our note originations and investments. Benefits to the fund include a substantial reduction in marketing expenses to the fund's manager, and a resulting lower level of operating overhead expenses.

First quarter fund capital growth of 20% increased the fund's capital position to $30M at the end of the 1st quarter of 2012. With a higher emphasis on institutional credit facilities for the fund, fund management has set a goal of $5MM annual capital growth for the period 2013 – 2017, with such growth accomplished from a combination of member compounded earnings and new investors added to fund membership, for a projected fund capitization of $50M or more by year end 2017. Assuming an institutional credit facility line with a base of $20MM in 2012, and annual increases of $20M in the facility from 2013 – 2017, these facilities will allow annual SBA loan originations of $80M or greater, in combination with capital made available from expected payoffs in the fund's loan portfolio.

About SB Capital

SB Capital is a real estate finance company that is focused primarily on originating and acquiring federal sponsored (U.S. Small Business Administration) commercial real estate loans. For more information, visit www.sbcapital.com.

Forward-Looking Statements

This information release may contain forward-looking statements within the meaning of the federal or state securities laws. Nothing in this information announcement should be considered a solicitation for investments into SB Capital or its managed funds. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward-looking statements by the use of forward-looking terminology such as "may," "will," "should," "expects," "intends," "plans," "anticipates," "believes," "estimates," "predicts," or "potential" or the negative of these words and phrases or similar words or phrases which are predictions of or indicate future events or trends and which do not relate solely to historical matters. Forward-looking statements involve known and unknown risks, uncertainties, assumptions and contingencies, many of which are beyond the Company's control, that may cause actual results to differ significantly from those expressed in any forward-looking statement. Statements regarding the following subjects, among others, may be forward-looking: business and investment strategy; investment portfolio; projected operating results; ability to obtain financing arrangements; financing and advance rates for the Company's target assets; general volatility of the markets in which the Company invests; expected investments; expected co-investment allocations and related requirements; interest rate mismatches between the Company's target assets and its borrowings used to fund such investments; changes in interest rates and the market value of the Company's target assets; changes in prepayment rates on the Company's target assets; effects of hedging instruments on the Company's target assets; rates of default or decreased recovery rates on the Company's target assets; impact of changes in governmental regulations, tax law and rates, and similar matters; the Company's ability to maintain its exemption from registration under the 1940 Act; availability of investment opportunities in federally guaranteed mortgage-related investments and other securities; availability of qualified personnel; the Company's understanding of its competition; and market trends in the Company's industry, interest rates, real estate values, the availability of outside instutional credit facilities, or the general economy.

All forward-looking statements reflect the Company's good faith beliefs, assumptions and expectations, but they are not guarantees of future performance. Furthermore, the Company disclaims any obligation to publicly update or revise any forward-looking statement to reflect changes in underlying assumptions or factors, of new information, data or methods, future events or other changes. Please review the offering circulars, operating agreements, and private placement memorandums of SB Capital managed funds for more information.

Source: SB Capital

Investor Contacts:

Megan Mecca, Investor Services, ph. 650-559-5601, Mmecca@sbcapital.com

Peter Eberle, SVP, SB Capital, ph. 925-255-3510, Peter@sbcapital.com

Wyatt Allen, SVP, SB Capital, ph. 650-559-5601, Wyatt@primefund.com

Norm Morales, SVP, SB Capital, ph. 949-721-6634, NMorales@primefund.com

Barbara Kuang, SVP, SB Capital, ph. 650-559-5601, BKuang@sbcapital.com