

EXHIBIT 11

Sunwest – Secured Lender Claims

Lender Name	Claimed Amount	Claim #	Principal Balance at 01/01/2006 (A)	Principal, Interest and Fees Paid 01/01/2006 - 12/31/2008 (B)	MIMO (A) - (B)	Principal, Interest and Fees Paid 01/01/2009 - Current (July 2010)	Proposed Deficiency Claim	
Mortgage Lenders								
Vestin Realty Mortgage I, Inc	\$ 9,632,812	C6028A, B	\$ 6,000,000	\$ 300,000	\$ 5,700,000	\$ -	\$0.00	This claim is set for mediation on November 30. The property has been foreclosed. The Claimed Amount includes affirmative claims. At this time the Receiver proposes no allowed amount for this Claim.
Washington Trust Bank/Pinnacle Bank of Oregon	\$ 2,162,708	C2435A, B	\$ 1,721,459	\$ 450,255	\$ 1,271,204	\$ 181,992	\$0.00	This property was sold in the Blackstone sale. This Lender did not participate in mediation. The Receiver proposes no allowed amount for this Claim.
US Bank National Association/Harris Bank	\$ 4,509,719	C4069A, B	\$ 3,110,000	\$ 351,488	\$ 2,758,512	\$ 261,095	\$0.00	There is no deficiency based on cross-collateralization with Eagle Manor (following entry), as there is sufficient value in the two properties.
US Bank National Association/Harris Bank			\$ 890,000	\$ 110,593	\$ 779,407	\$ 64,116	\$0.00	There is no deficiency based on cross-collateralization with Golden Eagle (entry above), as there is sufficient value in the two properties.
Matrix Advisors IV, LLC	\$ 5,213,559	E2058A, B, C	\$ 4,550,000	\$ 258,403	\$ 4,291,597	\$ -	\$ 791,597.00	Estate's valuation of the cottages at \$110k to \$120K per cottage puts value at \$3.5 MM to \$4.2 MM, leaving deficiency up to the proposed amount.
Bay Bank - Cowlitz	\$ 9,132,238	C5461A, B, C	\$ 8,315,000	\$ 1,202,358	\$ 7,112,642	\$ 690,295	If deal does not close, \$0.00	The pending sale is subject to FDIC confirmation, which took over control of the Lender; without the sale, there is no established deficiency.
Harris N.A.	\$ 2,573,321	C3542	\$ 2,700,000	\$ 146,730	\$ 2,553,270	\$ -	\$0.00 pending completion of sales	Lender foreclosed in March 2009 and they have been selling the cottages one at time since then. Deficiency amount will not be known until the last cottage has been sold.
Sequoia Heights Capital Partners	\$ 788,668	C3472	\$ -	\$ 21,560	\$ (21,560)	\$ -	\$0.00	This is a breach of lease claim, constituting Tranche B or "benefit of the bargain" claims. Accordingly, the Receiver proposes no allowed amount as Tranche A.

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GE Health Care (Carolina 7 Properties)								
Carriage House	\$ 19,451,387	C6143	\$ 9,927,500		\$ 9,927,500	\$ -	\$ 2,875,470.00	Lender's claim fails to account for MIMO. Lender also seeks to recover on guarantees by Harder which (1) the estate is not paying and (2) constitutes a benefit of the bargain claim, or Tranche B, not a Tranche A allowed amount. The Receiver proposes an allowed amount based on proper application of MIMO and Tranche A amounts.
Forest Heights	\$ 19,451,387	C6143	\$ 10,916,000		\$ 10,916,000	\$ -	\$ (1,132,149.00)	
Fox Hollow	\$ 19,451,387	C6143	\$ 6,600,000		\$ 6,600,000	\$ -	\$ (3,344,881.00)	
Legacy Heights	\$ 19,451,387	C6143	\$ 10,945,000		\$ 10,945,000	\$ -	\$ 711,518.00	
Legacy of Anderson	\$ 19,451,387	C6143	\$ 8,580,000		\$ 8,580,000	\$ -	\$ 7,482,120.00	
Sweetgrass Court	\$ 19,451,387	C6143	\$ 3,518,500		\$ 3,518,500	\$ -	\$ 2,202,791.00	
Sweetgrass Village	\$ 19,451,387	C6143	\$ 7,293,300		\$ 7,293,300	\$ -	\$ 4,985,430.00	
							\$ 7,530,437.00	
			\$ 57,780,300	\$ 8,590,537	\$ 49,189,763	\$ -	\$7.5MM	
Key Corp; Central Line Bank; Bank of NY Mellon Trust (loan appears to have changed banks a few times)	\$ 4,747,377	C5390	\$ 2,849,899	\$ 856,916	\$ 1,992,983	\$ 219,480	\$0.00	This property is operating under a receivership and being managed by Grace Management, and foreclosure sale has not occurred. This Lender did not participate in mediation.
RBS Citizens Bank	\$ 6,731,488	E0757	\$ 5,875,000	\$ 944,682	\$ 4,930,318	\$ 69,291	\$ 1,930,317.66	The Receiver has recommended a proposed deficiency amount calculated using MIMO.
Bank of Wyoming	\$ 26,406,452	C3430	\$ 7,741,118	\$ 388,394	\$ 7,352,724	\$ -	\$ 2,152,723.71	The Receiver has recommended a proposed deficiency amount calculated using MIMO.

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Derivative Liability and Payments								
Merrill Lynch (Carolina 7 Properties)								
Carriage House				\$ 133,732				
Forest Heights				\$ 147,499				
Fox Hollow				\$ 87,980				
Legacy Heights				\$ 106,945				
Legacy of Anderson				\$ 116,549				
Sweetgrass Court				\$ 46,253				
Sweetgrass Village				\$ 97,551				
Totals	\$ 1,500,540	C1381	\$ 777,500	\$ 736,508	\$ 40,992		\$0.00	These claims are for benefit of the bargain or Tranche B claims for swap contracts. There is no Tranche A allowed amount.
Merrill Lynch (Merril 2 Pool)								
Legacy of Dallas				\$ 73,514				
Oak Tree Village				\$ 409,085				
Totals	\$ 1,197,642	C1382	\$ 614,434	\$ 482,599	\$ 131,835		\$0.00	These claims are for benefit of the bargain or Tranche B claims for swap contracts. There is no Tranche A allowed amount.

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Personal Property Secured Debt								
Bank of the West (424)	\$ 274,831	E0959A, B	\$0.00	\$0.00	\$0.00		\$0.00	This claim is for lease payments for balance of lease term of terminated lease, and therefore "benefit of the bargain" or Tranche B claims.
Bank of the West (425)	\$ 144,986	E0960A, B	\$0.00	\$0.00	\$0.00		\$0.00	This claim is for lease payments for balance of lease term of terminated lease, and therefore "benefit of the bargain" or Tranche B claims.
National City Commercial Capital	\$ 428,241	C2818, C2819	\$ 249,000	\$ 92,965	\$ 156,035	\$ 123,178	\$0.00	This property is operating under a receivership, and a foreclosure sale has not occurred. This Lender did not participate in mediation.
Wells Fargo			\$ 49,195	\$ 20,836	\$ 28,359	\$ 22,331	\$0.00	This property is operating under a receivership, and a foreclosure sale has not occurred. This Lender did not participate in mediation.

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Non Senior Housing								
Sovereign Bank - Paul George	\$ 3,816,398	C5471A, B	\$ 4,050,000	\$ 1,039,503	\$ 3,010,497	\$ -	\$0.00	Lender repossessed an airplane as security in or about February 2009 and purportedly recently sold it. Receiver is informed that the lender may have failed to properly store and maintain the security, resulting in a lower sale price for the security. At this time, Receiver is therefore unable to allow a deficiency claim.
Sterling Savings Bank	\$ 5,470,367	C1871	\$ 5,000,000	\$ 401,992	\$ 4,598,008	\$ -	\$ 4,598,000.00	The Receiver has insufficient information to allow this claim in full, which apparently relates to an unpaid Letter of Credit. The proposed amount is calculated under MIMO.
American Marine Bank	\$ 4,874,143	C3427	\$ 4,500,000	\$ 373,346	\$ 4,126,654	\$ -	\$0.00	Claimant has no basis for making a claim, having purchased the debt but then voluntarily returned the notes to the lender. This Claimant did not participate in mediation.
American Strategic Income Portfolio	\$ 8,236,531	C0936A, B	\$ 7,600,000	\$ 1,281,267	\$ 6,318,733	\$ 810,000	\$0.00	The Lender has not foreclosed on this property notwithstanding requests to do so, and post-Receivership payments should be applied due to the delayed foreclosure. A resolution has been discussed but is outstanding. There is no deficiency established at this time.
BMW Financial Services	\$ 78,101	C3258	\$ 113,208	\$ 53,746	\$ 59,462	\$ 21,650	\$0.00	This claim appears to be an unsubstantiated claim for "benefit of the bargain" or Tranche B amounts, as a car was apparently provided to Mark Freedle as a finder's fee and Claimant seeks monthly service amounts. This claimant did not appear for mediation.
Interwest Mortgage Investment Company	\$ 14,082,127	C1868	\$ 13,858,254	\$ -	\$ 13,858,254	\$ -	\$0.00	The property was sold at a trustees sale March 22, 2010 and did not result in a deficiency.
Interwest Mortgage Investment Company	\$ 27,098,440	C1867	\$ 15,066,387	\$ -	\$ 15,066,387	\$ -	\$0.00	Lender took possession of the property by receiver in or about November 2008, and the Receiver is not aware of any subsequent disposition of the property; as such there is no apparent deficiency.
SMI Group XV, LLC	\$ 4,324,756	E1476A	\$ 3,627,140	\$ -	\$ 3,627,140	\$ -	\$0.00	This claim was waived as part of a settlement agreement in June 2010.
LNR/Wells Fargo Bank NA	\$ 8,066,260	C5386	\$ 6,065,000	\$ 1,098,063	\$ 4,966,937	\$ 396,542	\$0.00	Lender has taken control of the property by receiver, and the represented value does not indicate a deficiency. This lender did not attend mediation.