

Moskowitz Capital Mortgage Fund II Returns 9.4% in Q3

TORONTO and HALIFAX, March 31, 2010 - Moskowitz Capital Management Inc., the Fund Manager, is pleased to report strong performance in Q3 fiscal 2010 ending February 28, 2010, delivering a dividend return of 9.4% to investors from Moskowitz Capital Mortgage Fund II Inc. ("Fund II").

Fund II Performance

*Returns are shown on a net (after all fees & expenses) annualized basis in percentage (%)

Fiscal 08 12 months	Fiscal 09 12 months	Q1-Fiscal 10 Jun Jul Aug	Q2-Fiscal 10 Sep Oct Nov	Q3-Fiscal 10 Dec Jan Feb	SINCE INCEPTION June 07
9.2	9.9	10.2	8.6	9.4	9.5

"Our patient approach has served our investors well. We've stuck to our knitting, which is disciplined underwriting and an emphasis on the borrower's ability to make mortgage payments. Perhaps more than most, we rigorously interview and investigate prospective borrowers." says Brian Moskowitz, President of Moskowitz Capital Management Inc. "The mortgage brokerage community has come to know us as being a reliable and ethical lender."

About Moskowitz Capital

Moskowitz Capital Management Inc. is a mortgage broker (Lic. 10922) and mortgage administrator (Lic. 11928) specializing in alternative mortgage lending to niche markets in Ontario, Atlantic Provinces, Manitoba and Saskatchewan. With expertise in mortgage banking, and a commitment to professionalism and ethical conduct, Moskowitz Capital manages RRSP eligible mortgage funds and syndicated mortgages on behalf of accredited investors seeking superior returns and capital preservation.

For information on becoming an investor please call Brian Moskowitz, President.



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