

Moskowitz Capital Mortgage Fund I Returns 10.5% in Q3

TORONTO and HALIFAX, April 21, 2010 - Moskowitz Capital Management Inc., the Fund Manager, is pleased to report strong performance in Q3 fiscal 2010 ending March 30, 2010, delivering a dividend return of 10.5% to investors from Moskowitz Capital Mortgage Fund Inc. ("Fund I").

Fund I Performance

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

Fiscal 07 12 months	Fiscal 08 12 months	Q1-Fiscal 10 Jul Aug Sep	Q2-Fiscal 10 Oct Nov Dec	Q3-Fiscal 10 Jan Feb Mar	SINCE INCEPTION July 06
10.4	11.9	15.5	6.6	10.5	10.7

"We're never going to blow the doors off with our returns but rather just solid cash on cash returns for our investors" 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. We look forward to seeing many of you at the IMBA show tomorrow in Toronto"

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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