

December 27, 2011

American Pension Services
4168 West 12600 South, Suite 300
Riverton, UT 84096

Re: Dee Randall	Bankruptcy Case No. 10-37546
Horizon Auto Funding, LLC	Bankruptcy Case No. 11-34826
Independent Commercial Lending, LLC	Bankruptcy Case No. 11-34830
Horizon Financial Center I, LLC	Bankruptcy Case No. 11-34831
Horizon Mortgage and Investment, Inc.	Bankruptcy Case No. 11-34833
Horizon Financial & Insurance Group, Inc.	Bankruptcy Case No. 11-34834

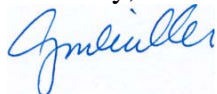
To Whom It May Concern,

Attached please find the trustee's current estimate of return for the Randall investors. It is my understanding that with this information, American Pension Services will revalue the Randall investment accounts to better estimate the real value of any potential recovery.

As shown on the attached exhibit, the current estimate of return is between 5.5% and 10.5% of account value. This could change over time, but having worked on numerous matters of this same nature, the odds of a significant upward change is remote. If a further revaluation is required in the future, that can always be done as more facts come to light. The trustee's recommendation would be to immediately revalue the accounts at 10.5% of their current value and then make any further adjustments later as the case progresses.

Please confirm in writing that you have received these instructions and that the accounts will be revalued prior to December 31, 2011. Thank you for your assistance.

Cordially,



Gil A. Miller
Trustee for Dee Randall, et al.

In re: Dee Allen Randall; Horizon Mortgage & Investment;
 Horizon Financial & Insurance; Horizon Auto Funding
 Horizon Financial Center; Independent Commercial Lending

**Estimate of Cash Available to Pay Investor Claims (Note 1)
 As of November 30, 2011
 Subject to Material Change Based on Various Factors and Outcomes**

Available cash as of November 28, 2011 \$263,718.17

Estimated Sources of Cash

Gross Proceeds from Sale of Real Property (5% discount from list price)	\$10,299,900.00	
Less: Commissions and closing costs (8%)	(\$823,992.00)	
Less: Property taxes (1%)	(\$102,999.00)	
Less: Secured bank loans on property (+5% accrued interest)	(\$7,271,801.25)	
Net Cash Proceeds from Sale of Real Property		\$2,101,107.75
Rent collections		\$360,000.00
Estimated Recoveries from Preference and Fraudulent Transfer Claims		\$750,000.00
Estimated Recoveries from Notes Receivable Collections		<u>\$1,500,000.00</u>
Total Estimated Sources of Cash		\$4,974,825.92

Estimated Uses of Cash

Adequate protection payments to secured creditors on Real Property		(\$252,000.00)
Contract labor costs: property management, cleaning, maintenance; six months		(\$150,000.00)
Property expenses: utilities, maintenance and repairs		(\$90,000.00)
Administrative expenses: professional fees for legal, accounting and investigation		<u>(\$800,000.00)</u>
Total Estimated Uses of Cash		<u>(\$1,292,000.00)</u>

Total Cash Available for Unsecured Creditors/Investors **\$3,682,825.92**

Estimated Investor Claims (Interest payments as return of principal) - Scenario 1 **\$35,000,000.00**
Estimated Investor Claims (Interest payment as interest payments) - Scenario 2 **\$67,000,000.00**

Estimated Payout on Investor Claims - Scenario 1		10.5%
Estimated Payout on Investor Claims - Scenario 2		5.5%

Note 1: This is the trustee's best estimate as of this date. Estimates may change over time, resulting in a higher or lower return to investors.