



Class A Promissory Note Rates

July 1, 2010

		Fixed Series								
		12	18	24	30	36	42	48	54	60
		Months	Months	Months	Months	Months	Months	Months	Months	Months
\$1,000	Rate	2.46%	2.56%	2.94%	3.04%	3.48%	3.53%	3.99%	4.04%	4.46%
Fixed 1	APY	2.49%	2.59%	2.98%	3.08%	3.54%	3.59%	4.06%	4.12%	4.55%
\$5,000	Rate	2.51%	2.61%	2.99%	3.09%	3.53%	3.58%	4.04%	4.09%	4.51%
Fixed 5	APY	2.54%	2.64%	3.03%	3.13%	3.59%	3.64%	4.12%	4.17%	4.60%
\$10,000	Rate	2.56%	2.66%	3.04%	3.14%	3.58%	3.63%	4.09%	4.14%	4.56%
Fixed 10	APY	2.59%	2.69%	3.08%	3.19%	3.64%	3.69%	4.17%	4.22%	4.66%
\$25,000	Rate	2.61%	2.71%	3.09%	3.19%	3.63%	3.68%	4.14%	4.19%	4.61%
Fixed 25	APY	2.64%	2.74%	3.13%	3.24%	3.69%	3.74%	4.22%	4.27%	4.71%
\$50,000	Rate	2.66%	2.76%	3.14%	3.24%	3.68%	3.73%	4.19%	4.24%	4.66%
Fixed 50	APY	2.69%	2.80%	3.19%	3.29%	3.74%	3.79%	4.27%	4.32%	4.76%
\$100,000	Rate	2.71%	2.81%	3.19%	3.29%	3.73%	3.78%	4.24%	4.29%	4.71%
Fixed 100	APY	2.74%	2.85%	3.24%	3.34%	3.79%	3.85%	4.32%	4.38%	4.81%

Variable Series			Flex Series		
<i>Also applies to Class Alpha Series C and Series CC*</i>					
\$10,000	Rate	2.04%	\$25,000	Rate	4.14%
Variable 10	APY	2.06%	Flex 25	APY	4.22%
\$25,000	Rate	2.09%	\$50,000	Rate	4.19%
Variable 25	APY	2.11%	Flex 50	APY	4.27%
\$50,000	Rate	2.14%	\$100,000	Rate	4.24%
Variable 50	APY	2.16%	Flex 100	APY	4.32%
\$100,000	Rate	2.24%	\$250,000	Rate	4.29%
Variable 100	APY	2.26%	Flex 250	APY	4.38%
\$250,000	Rate	2.34%	<i>All Flex Series mature in seven years. See prospectus for details.</i>		
Variable 250	APY	2.36%			

*Class Alpha Notes are no longer available for purchase

The percentage indicated for annual yield assumes monthly compounding of interest and that the rate remains unchanged for one year. Some notes bear variable interest rates, and your yield will vary as a result. Please call Ministry Partners Investment Corporation to confirm current rates and to request a Prospectus for complete details.

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