



CapitalDirect

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CAPITAL DIRECT I INCOME TRUST

For the Six Month Period Ended June 30, 2010

(Unaudited - Management Prepared)

CAPITAL DIRECT I INCOME TRUST

Statement of Net Assets

June 30, 2010 with comparative figures for December 31, 2009

(Unaudited - Management Prepared)

	Jun-30-10 (Unaudited)	Dec-31-09 (Audited)
ASSETS		
Current Assets		
Cash	\$470,127	\$215,077
Accounts receivable	\$581	\$2,333
Investments (Notes 2,4,6)	\$6,308,728	\$5,408,042
	\$6,779,435	\$5,625,452
LIABILITIES		
Current Liabilities		
Accounts payable	\$192,776	\$130,700
Loan payable (Note 5)	\$400,000	\$600,000
Interest payable	-	-
	\$592,776	\$730,700
Unitholders Equity		
Net Assets	\$6,186,660	\$4,894,752
	\$6,779,435	\$5,625,452

See accompanying notes to the financial statements.

Approved by the Board of Governors

"Richard Nichols" Director
"Richard Nichols"

"Derek Tripp" Director
Derek Tripp

CAPITAL DIRECT I INCOME TRUST

Statement of Change in Net Assets

For the three months ended June 30, 2010
with comparative figures for December 31 and June 30, 2009
(Unaudited - Management Prepared)

	Jun-30-10 (Unaudited)	Dec-31-09 (Audited)	Jun-30-09
Net assets - beginning of period	\$5,668,234	\$2,925,140	\$3,748,327
Net income from operations	\$147,907	\$376,799	\$100,919
	\$5,816,141	\$3,301,939	\$3,849,246
Distribution to unitholders	(\$133,116)	(\$339,112)	(\$90,820)
Distribution to the Managers	(\$14,791)	(\$37,687)	(\$10,099)
Capital transactions			
Subscriptions (Notes 8,9)	\$460,000	\$2,034,920	\$607,700
Reinvested distributions	\$58,425	\$151,708	\$30,144
Redemptions	\$0	(\$217,016)	\$0
Net assets - end of period	\$6,186,660	\$4,894,752	\$4,386,171

See accompanying notes to the financial statements.

CAPITAL DIRECT I INCOME TRUST

Statement of Operations

For the three months ended June 30, 2010 and 2009

(Unaudited - Management Prepared)

	Jun-30-10 (Unaudited)	Jun-30-09
INCOME		
Mortgage Interest Income	\$161,497	\$110,461
Mortgage Discount Income	\$10,468	\$15,272
Prepayment Income	\$18,266	\$14,183
Early Redemption Income	\$0	\$0
Sundry Mortgage Income	\$2,724	\$2,049
	\$192,955	\$141,965
EXPENSES		
Audit Fees	\$5,500	\$3,000
Bank Charges	\$133	\$116
Filing Fees	\$2,040	\$2,044
Interest Expense	\$7,001	\$14,000
Legal Expense	\$168	\$0
Management Fees	\$27,001	\$16,683
Provision for Loan Loss	\$2,107	\$4,282
Trustee Fees	\$0	\$0
Sundry Mortgage Expense	\$1,099	\$920
	\$45,048	\$41,046
Net Income from operations	\$147,907	\$100,919

See accompanying notes to the financial statements.

CAPITAL DIRECT I INCOME TRUST

Statement of Cash Flow

For the three months ended June 30, 2010 and 2009

(Unaudited - Management Prepared)

	Jun-30-10 (Unaudited)	Jun-30-09
Operating activities		
Net income from operations	\$147,907	\$100,919
Items not affecting cash:		
Distribution to unitholders and Manager	(\$147,907)	(\$100,919)
Reinvested distributions	\$0	\$0
	\$0	\$0
Changes in non-cash working capital:		
Account payable and Interest payable	\$29,345	\$26,137
Deferred mortgage discount income	\$118	(\$3,251)
	\$29,463	\$22,886
Cash flow from operating activities	\$29,463	\$22,886
Investing activity		
Purchase of investments, net	(\$420,320)	(\$438,001)
Cash flow used by investing activities	(\$420,320)	(\$438,001)
Financing activities		
Advances from related parties	\$0	\$0
Cash subscriptions	\$518,425	\$637,844
Redemptions	\$0	\$0
Cash flow from financing activities	\$518,425	\$637,844
Net change in cash and cash equivalents during the period	\$127,568	\$222,728
Cash and cash equivalents - beginning of period	\$343,140	\$313,439
Cash and cash equivalents - end of period	\$470,708	\$536,167
Cash flow supplementary information		
Interest paid	\$7,001	\$14,000

See accompanying notes to the financial statements.

NOTE: All investments carry risk, past performance is not an indication of future returns.

CAPITAL DIRECT I INCOME TRUST

Notes to Financial Statements

Six Month Period Ended June 30, 2010

(Unaudited - Management Prepared)

1. ORGANIZATION OF THE TRUST

The Capital Direct I Income Trust (the "Trust") is an open-ended investment trust established under the laws of the Province of Ontario pursuant to a Declaration of Trust dated June 23, 2006 by Capital Direct Management Ltd. (the "Manager"), as administrator of the Trust and Computershare Trust Company of Canada (the "Trustee")

The Trust is not a reporting issuer under securities legislation and therefore is relying on Part 2.11 of National Instrument 81-106 for exemption from the requirements to file financial statements with the applicable regulatory authorities.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Actual results could differ from those estimates.

Cash and Cash Equivalents

The Trust considers all cash and highly liquid investments purchased with an initial maturity of one year or less to be cash and cash equivalents.

Investments

Investments consist primarily of residential mortgages and are valued at the outstanding principal balance which approximates fair market value. The Manager based on reasonable discretion, may determine a value which more accurately reflects the fair market value of the

Income Recognition

Income from cash equivalents and investments are recognized on an accrual basis. Gain or loss on investments is recognized in the period when sold or when the Manager determines that a permanent impairment in value has occurred. Mortgage discount income is deferred and recognized over the term of the underlying mortgages.

Loss Reserve

Management reviews, estimates and accrues the loss provision on a monthly basis consistent with the historical outcomes of mortgages originated by Capital Direct Lending Corp., parent company of the Manager.

CAPITAL DIRECT I INCOME TRUST

Notes to Financial Statements

Six Month Period Ended June 30, 2010

(Unaudited - Management Prepared)

3. FINANCIAL INSTRUMENTS

The Trust's financial instruments consist of cash and cash equivalents, investments, accounts payable and payable to a related party.

Credit Risk

It is the Manager's opinion that the Trust is exposed to credit risks on all investments. The credit risk is minimized as all investments are collateralized, there is no geographical concentration of investments and the Manager regularly reviews and monitors the fair value of each investment. Accordingly, it is the Manager's opinion that the Trust is not exposed to significant credit risk.

Fair Value

The Trust's carrying value of cash and cash equivalents, accounts payable and payable to a related party approximates its fair value due to the immediate or short term of these instruments.

Liquidity Risk

The Trust's investments are subject to liquidity risk due to the fact the investments are collateralized by real estate. As a result, the Trust may not be able to realize the full fair value of the investments in the event that these financial assets need to be sold quickly.

CAPITAL DIRECT I INCOME TRUST

Notes to Financial Statements

Six Month Period Ended June 30, 2010

(Unaudited - Management Prepared)

4. INVESTMENTS

Investments consist primarily of residential mortgages acquired from Capital Direct Lending Corp. The mortgages have a maturity ranging from 12 to 24 months and range in position of collateral from first to third. Interest rates on the mortgages vary as noted below:

LTV	Number of Loans	Fair Value
15% to 19.99%	2	\$288,296
20% to 24.99%	2	\$57,113
25% to 29.99%	2	\$124,398
30% to 34.99%	3	\$104,891
35% to 39.99%	3	\$301,501
40% to 44.99%	5	\$259,180
45% to 49.99%	7	\$811,352
50% to 54.99%	3	\$320,459
55% to 59.99%	8	\$1,278,506
60% to 64.99%	4	\$459,497
65% to 69.99%	9	\$1,033,730
70% to 74.99%	6	\$662,605
75% to 79.99%	10	\$664,354
	64	\$6,365,882
General Loan loss provision		(\$35,227)
Deferred mortgage discount income		(\$21,927)
		\$6,308,728

5. LOAN PAYABLE TO RELATED PARTY

The loan payable to Giroday Sawmills Ltd., a company controlled by a former Director of the Manager, bears interest at the greater of 7% per annum or at the Royal Bank of Canada's prime rate of interest plus 1.5% per annum. The loan is secured by a general security agreement on all present and future Trust property. Payments against the principal are not required, but may be made at any time without penalty at the discretion of the Trust.

CAPITAL DIRECT I INCOME TRUST

Notes to Financial Statements

Six Month Period Ended June 30, 2010

(Unaudited - Management Prepared)

6. RELATED PARTY TRANSACTIONS

The Trust purchased 100% of its mortgages from Capital Direct Lending Corp., the parent company of the Manager. These transactions are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

7. TAXATION

The Trust qualifies as a "Unit Trust" within the meaning of the Canadian Income Tax Act ("The Act"). The Trust is subject to applicable federal and provincial taxes on the amounts of its net income for tax purposes for the year, including net realizable taxable capital gains, except to the extent such amounts are distributed to unitholders. Losses incurred by the Trust cannot be allocated to unitholders, but may be deducted by the Trust in future years in accordance with The Act.

8. UNITHOLDER EQUITY

Pursuant to the Declaration of Trust, the Trust is authorized to issue an unlimited number of retractable, redeemable and transferable units, each of which represents and equal, undivided interest in any distributions made by the Trust and in the net assets of the Trust in the event of termination or windup. Each Unitholder is entitled to one vote for each whole unit held by such Unitholder.

Units are permitted to be retracted on June 30 or December 31 in any year by giving written notice to the Manager. The retraction proceeds payable for each unit is determined by a formula based on a percentage of net asset value per unit and the length of time since the unit was acquired.

For the three month period ended June 30, 2010 46,000 units were issued for a total subscription price of \$460,000.00.

Units outstanding, beginning of period	566,823
Units issued	46,000
Units issued on reinvestment	5,843
Units redeemed	0
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Units outstanding, end of period	618,666
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CAPITAL DIRECT I INCOME TRUST

Notes to Financial Statements

Six Month Period Ended June 30, 2010

(Unaudited - Management Prepared)

9. DISTRIBUTION TO UNITHOLDERS

The Trust distributes 80% of the net income from operations to the unitholders on a quarterly basis from investments held by the Trust. The quarterly distributions are paid in arrears on the 15th day following the first three calendar quarters and on March 31 following the fourth calendar quarter to which the distribution relates. Distributions by the Trust will be paid in cash unless the unitholder elects to receive distributions in the form of units.

10. MANAGEMENT FEES AND EXPENSES

Management fees

Pursuant to the Management Agreement between the Trust and the Manager, the Manager is to provide management, administration and investment advisory services to the Trust. For these services, the Manager will be entitled to receive a monthly fee (the "Manager's Fee") calculated and payable monthly in arrears based on an annual rate of 2% of the net asset value.

In addition, 20% of the net income from operations will be paid to the Manager on a quarterly basis.

All organization expenses and sales commission or fees paid to registered dealers in connection with the Offering will be paid by the Manager.

Expenses

All expenses or outlays relating to the Trust from inception including, but not limited to, the Manager's Fee, the Trustee's fee, offering expenses (other than organizational expenses and sales commissions on fees paid to registered dealers in connection with the offer and sale of units), taxes payable by the Trust, expenses related to Unitholders' meetings, brokerage, legal and other fees and disbursements relating to the implementation of transactions for Trust investments, if any, will be paid by the Trust.

11. ANNUALIZED RATE OF RETURN

Subscription Month	Net Asset Value	Weighted Average Net Asset Value Per Month	Net Income Allocated to Unitholders	Annualized Return
Initial subscription on settlement	\$10			
Apr-30-10	\$5,776,650	\$5,776,650	\$128,018.73	8.865%
May-31-10	\$280,000	\$186,667	\$4,136.80	8.865%
Jun-30-10	\$130,000	\$43,333	\$960.33	8.865%
	\$6,186,660	\$6,006,650	\$133,115.86	8.865%