Form 5500

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

Pension Benefit Guaranty Corporation

Annual Return/Report of Employee Benefit Plan

This form is required to be filed for employee benefit plans under sections 104 and 4065 of the Employee Retirement Income Security Act of 1974 (ERISA) and sections 6047(e), and 6058(a) of the Internal Revenue Code (the Code).

▶ **Complete all entries in accordance with the instructions to the Form 5500.**

OMB Nos. 1210-0110
1210-0089

2009

This Form is Open to Public Inspection

Part I Annual Report Identification Information

For calendar plan year 2009 or fiscal plan year beginning 01/01/2009 and ending 12/31/2009

A This return/report is for:
- [ ] a multiemployer plan;
- [ ] a multiple-employer plan; or
- [X] a single-employer plan;
- [ ] a DFE (specify) ____

B This return/report is:
- [ ] the first return/report;
- [ ] the final return/report;
- [ ] an amended return/report;
- [ ] a short plan year return/report (less than 12 months).

C If the plan is a collectively-bargained plan, check here. . . . . ▶ [ ]

D Check box if filing under:
- [X] Form 5558;
- [ ] automatic extension;
- [ ] the DFVC program;
- [ ] special extension (enter description)

Part II Basic Plan Information—enter all requested information

1a Name of plan
WENTWORTH PROPERTY MANAGEMENT CORP. 401(K) SAVINGS PLAN

1b Three-digit plan number (PN) ▶ 001

1c Effective date of plan 02/01/1994

2a Plan sponsor's name and address (employer, if for a single-employer plan) (Address should include room or suite no.)
WENTWORTH GROUP, INC.

901 S TROOPER RD
VALLEY FORGE, PA 19484

2b Employer Identification Number (EIN) 23-2896384

2c Sponsor's telephone number 732-403-8136

2d Business code (see instructions) 531310

Caution: A penalty for the late or incomplete filing of this return/report will be assessed unless reasonable cause is established.

Under penalties of perjury and other penalties set forth in the instructions, I declare that I have examined this return/report, including accompanying schedules, statements and attachments, as well as the electronic version of this return/report, and to the best of my knowledge and belief, it is true, correct, and complete.

SIGN HERE	Filed with authorized/valid electronic signature.	10/15/2010	ALAN TRACHTENBERG
	Signature of plan administrator	Date	Enter name of individual signing as plan administrator
SIGN HERE			
	Signature of employer/plan sponsor	Date	Enter name of individual signing as employer or plan sponsor
SIGN HERE			
	Signature of DFE	Date	Enter name of individual signing as DFE

3a Plan administrator's name and address (if same as plan sponsor, enter "Same")
WENTWORTH GROUP, INC.

901 S TROOPER RD
VALLEY FORGE, PA 19484

3b Administrator's EIN
23-2896384

3c Administrator's telephone number
732-403-8136

4 If the name and/or EIN of the plan sponsor has changed since the last return/report filed for this plan, enter the name, EIN and the plan number from the last return/report:
a Sponsor's name

4b EIN

4c PN

5	Total number of participants at the beginning of the plan year	**5**	870
6	Number of participants as of the end of the plan year (welfare plans complete only lines **6a, 6b, 6c,** and **6d**).		
a	Active participants	**6a**	861
b	Retired or separated participants receiving benefits	**6b**	0
c	Other retired or separated participants entitled to future benefits	**6c**	14
d	Subtotal. Add lines **6a**, **6b**, and **6c**	**6d**	875
e	Deceased participants whose beneficiaries are receiving or are entitled to receive benefits	**6e**	0
f	Total. Add lines **6d** and **6e**	**6f**	875
g	Number of participants with account balances as of the end of the plan year (only defined contribution plans complete this item)	**6g**	152
h	Number of participants that terminated employment during the plan year with accrued benefits that were less than 100% vested	**6h**	0
7	Enter the total number of employers obligated to contribute to the plan (only multiemployer plans complete this item)	**7**	

8a If the plan provides pension benefits, enter the applicable pension feature codes from the List of Plan Characteristic Codes in the instructions:
2E 2F 2G 2J 2K 3D

b If the plan provides welfare benefits, enter the applicable welfare feature codes from the List of Plan Characteristic Codes in the instructions:

9a Plan funding arrangement (check all that apply)

(1)		Insurance
(2)		Code section 412(e)(3) insurance contracts
(3)	X	Trust
(4)		General assets of the sponsor

9b Plan benefit arrangement (check all that apply)

(1)		Insurance
(2)		Code section 412(e)(3) insurance contracts
(3)	X	Trust
(4)		General assets of the sponsor

10 Check all applicable boxes in 10a and 10b to indicate which schedules are attached, and, where indicated, enter the number attached. (See instructions)

a Pension Schedules

(1)	X	**R** (Retirement Plan Information)
(2)		**MB** (Multiemployer Defined Benefit Plan and Certain Money Purchase Plan Actuarial Information) - signed by the plan actuary
(3)		**SB** (Single-Employer Defined Benefit Plan Actuarial Information) - signed by the plan actuary

b General Schedules

(1)	X	**H** (Financial Information)
(2)		**I** (Financial Information – Small Plan)
(3)		**A** (Insurance Information)
(4)	X	**C** (Service Provider Information)
(5)		**D** (DFE/Participating Plan Information)
(6)		**G** (Financial Transaction Schedules)

SCHEDULE C (Form 5500)	Service Provider Information	OMB No. 1210-0110
Department of the Treasury Internal Revenue Service Department of Labor Employee Benefits Security Administration Pension Benefit Guaranty Corporation	This schedule is required to be filed under section 104 of the Employee Retirement Income Security Act of 1974 (ERISA). ▶ **File as an attachment to Form 5500.**	**2009** **This Form is Open to Public Inspection.**

For calendar plan year 2009 or fiscal plan year beginning 01/01/2009 and ending 12/31/2009

A Name of plan
WENTWORTH PROPERTY MANAGEMENT CORP. 401(K) SAVINGS PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500
WENTWORTH GROUP, INC.

D Employer Identification Number (EIN)
23-2896384

Part I Service Provider Information (see instructions)

You must complete this Part, in accordance with the instructions, to report the information required for **each person** who received, directly or indirectly, $5,000 or more in total compensation (i.e., money or anything else of monetary value) in connection with services rendered to the plan or the person's position with the plan during the plan year. If a person received **only** eligible indirect compensation for which the plan received the required disclosures, you are required to answer line 1 but are not required to include that person when completing the remainder of this Part.

1 Information on Persons Receiving Only Eligible Indirect Compensation

a Check "Yes" or "No" to indicate whether you are excluding a person from the remainder of this Part because they received only eligible indirect compensation for which the plan received the required disclosures (see instructions for definitions and conditions).. . . . . [X] Yes [ ] No

b If you answered line 1a "Yes," enter the name and EIN or address of each person providing the required disclosures for the service providers who received only eligible indirect compensation. Complete as many entries as needed (see instructions).

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

AMERICAN CENTURY INVESTMENT SERVICE

44-0640487

(b) Enter name and EIN or address of person who provided you disclosure on eligible indirect compensation

AMERICAN FUNDS DISTRIBUTORS, INC.

95-2769620

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

ALLIANCEBERNSTEIN L.P.

13-4064930

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

FEDERATED SECURITIES CORP.

5800 CORPORATE DRIVE
2ND FLOOR
PITTSBURGH, PA 15237

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

FRANKLIN TEMPLETON DISTRIBUTORS, IN

100 FOUNTAIN PARKWAY
ST. PETERSBURG, FL 33716

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

INVESCO DISTRIBUTORS, INC.

74-1894784

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

JANUS DISTRIBUTORS, LLC

151 DETROIT STREET
DENVER, CO 80206

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

OPPENHEIMER FUNDS INC.

13-2527171

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

ALLIANZ GLOBAL INVESTORS DISTRIBUTO

1345 AVENUE OF THE AMERICAS
NEW YORK, NY 10105

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

(b) Enter name and EIN or address of person who provided you disclosures on eligible indirect compensation

2. Information on Other Service Providers Receiving Direct or Indirect Compensation. Except for those persons for whom you answered "yes" to line 1a above, complete as many entries as needed to list each person receiving, directly or indirectly, $5,000 or more in total compensation (i.e., money or anything else of value) in connection with services rendered to the plan or their position with the plan during the plan year. (See instructions).

(a) Enter name and EIN or address (see instructions)

ADP BROKER-DEALER

22-3319984

(b) Service Code(s)	(c) Relationship to employer, employee organization, or person known to be a party-in-interest	(d) Enter direct compensation paid by the plan. If none, enter -0-.	(e) Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	(f) Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	(g) Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0-.	(h) Did the service provider give you a formula instead of an amount or estimated amount?
60 63	RECORD KEEPER	0	Yes [X] No [ ]	Yes [ ] No [X]	0	Yes [X] No [ ]

(a) Enter name and EIN or address (see instructions)

ADP

22-1467904

(b) Service Code(s)	(c) Relationship to employer, employee organization, or person known to be a party-in-interest	(d) Enter direct compensation paid by the plan. If none, enter -0-.	(e) Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	(f) Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	(g) Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0-.	(h) Did the service provider give you a formula instead of an amount or estimated amount?
15 37 64 50	RECORD KEEPER	985	Yes [X] No [ ]	Yes [X] No [ ]	0	Yes [ ] No [X]

(a) Enter name and EIN or address (see instructions)

DWS SCUDDER

222 SOUTH RIVERSIDE PLAZA
CHICAGO, IL 60606

(b) Service Code(s)	(c) Relationship to employer, employee organization, or person known to be a party-in-interest	(d) Enter direct compensation paid by the plan. If none, enter -0-.	(e) Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	(f) Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	(g) Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0-.	(h) Did the service provider give you a formula instead of an amount or estimated amount?
63 61 25	INVESTMENT MANAGER	0	Yes [X] No [ ]	Yes [X] No [ ]	250	Yes [X] No [ ]

(a) Enter name and EIN or address (see instructions)

(b) Service Code(s)	**(c)** Relationship to employer, employee organization, or person known to be a party-in-interest	**(d)** Enter direct compensation paid by the plan. If none, enter -0-.	**(e)** Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	**(f)** Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	**(g)** Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0-.	**(h)** Did the service provider give you a formula instead of an amount or estimated amount?
			Yes ☐ No ☐	Yes ☐ No ☐		Yes ☐ No ☐

(a) Enter name and EIN or address (see instructions)

(b) Service Code(s)	**(c)** Relationship to employer, employee organization, or person known to be a party-in-interest	**(d)** Enter direct compensation paid by the plan. If none, enter -0-.	**(e)** Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	**(f)** Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	**(g)** Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0-.	**(h)** Did the service provider give you a formula instead of an amount or estimated amount?
			Yes ☐ No ☐	Yes ☐ No ☐		Yes ☐ No ☐

(a) Enter name and EIN or address (see instructions)

(b) Service Code(s)	**(c)** Relationship to employer, employee organization, or person known to be a party-in-interest	**(d)** Enter direct compensation paid by the plan. If none, enter -0-.	**(e)** Did service provider receive indirect compensation? (sources other than plan or plan sponsor)	**(f)** Did indirect compensation include eligible indirect compensation, for which the plan received the required disclosures?	**(g)** Enter total indirect compensation received by service provider excluding eligible indirect compensation for which you answered "Yes" to element (f). If none, enter -0-.	**(h)** Did the service provider give you a formula instead of an amount or estimated amount?
			Yes ☐ No ☐	Yes ☐ No ☐		Yes ☐ No ☐

Part I Service Provider Information (continued)

3 If you reported on line 2 receipt of indirect compensation, other than eligible indirect compensation, by a service provider, and the service provider is a fiduciary or provides contract administrator, consulting, custodial, investment advisory, investment management, broker, or recordkeeping services, answer the following questions for (a) each source from whom the service provider received $1,000 or more in indirect compensation and (b) each source for whom the service provider gave you a formula used to determine the indirect compensation instead of an amount or estimated amount of the indirect compensation. Complete as many entries as needed to report the required information for each source.

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
ADP BROKER-DEALER	60 63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
AMERICAN FUNDS DISTRIBUTORS, INC. 95-2769620	ANNUAL RATE 0.001 OF AVERAGE DAILY ASSETS. ANNUAL RATE 0.005 OF AVERAGE DAILY ASSETS.

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
ADP BROKER-DEALER	60 63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
DWS SCUDDER 222 SOUTH RIVERSIDE PLAZA CHICAGO, IL 60606	ANNUAL RATE 0.0035 OF AVERAGE DAILY ASSETS. ANNUAL RATE 0.0025 OF AVERAGE DAILY ASSETS.

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
ADP BROKER-DEALER	60 63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
FRANKLIN TEMPLETON DISTRIBUTORS, IN 100 FOUNTAIN PARKWAY ST. PETERSBURG, FL 33716	ANNUAL RATE 0.0015 OF AVERAGE DAILY ASSETS. ANNUAL RATE 0.005 OF AVERAGE DAILY ASSETS. ANNUAL RATE 0.005 OF AVERAGE DAILY ASSETS. ANNUAL RATE 0.0015 OF AVERAGE DAILY ASSETS.

Part I Service Provider Information (continued)

3 If you reported on line 2 receipt of indirect compensation, other than eligible indirect compensation, by a service provider, and the service provider is a fiduciary or provides contract administrator, consulting, custodial, investment advisory, investment management, broker, or recordkeeping services, answer the following questions for (a) each source from whom the service provider received $1,000 or more in indirect compensation and (b) each source for whom the service provider gave you a formula used to determine the indirect compensation instead of an amount or estimated amount of the indirect compensation. Complete as many entries as needed to report the required information for each source.

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
ADP BROKER-DEALER	60 63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
FEDERATED SECURITIES CORP. 5800 CORPORATE DRIVE 2ND FLOOR PITTSBURGH, PA 15237	ANNUAL RATE 0.0025 OF AVERAGE DAILY ASSETS. ANNUAL RATE 0.0025 OF AVERAGE DAILY ASSETS.

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
ADP BROKER-DEALER	60 63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
JANUS DISTRIBUTORS, LLC 151 DETROIT STREET DENVER, CO 80206	ANNUAL RATE 0.0025 OF AVERAGE DAILY ASSETS. ANNUAL RATE 0.005 OF AVERAGE DAILY ASSETS.

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
ADP BROKER-DEALER	60	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
ALLIANZ GLOBAL INVESTORS DISTRIBUTO 1345 AVENUE OF THE AMERICAS NEW YORK, NY 10105	ANNUAL RATE 0.002 OF AVERAGE DAILY ASSETS.

Part I Service Provider Information (continued)

3 If you reported on line 2 receipt of indirect compensation, other than eligible indirect compensation, by a service provider, and the service provider is a fiduciary or provides contract administrator, consulting, custodial, investment advisory, investment management, broker, or recordkeeping services, answer the following questions for (a) each source from whom the service provider received $1,000 or more in indirect compensation and (b) each source for whom the service provider gave you a formula used to determine the indirect compensation instead of an amount or estimated amount of the indirect compensation. Complete as many entries as needed to report the required information for each source.

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
ADP BROKER-DEALER	63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
PIONEER INVESTMENT MANAGEMENT, INC 13-1961193	ANNUAL RATE 0.005 OF AVERAGE DAILY ASSETS.

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
ADP BROKER-DEALER	60 63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
OPPENHEIMER FUNDS INC. 13-2527171	ANNUAL RATE 0.0025 OF AVERAGE DAILY ASSETS. ANNUAL RATE 0.005 OF AVERAGE DAILY ASSETS. ANNUAL RATE 0.0025 OF AVERAGE DAILY ASSETS.

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
DWS SCUDDER	63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
ALLIANCEBERNSTEIN L.P. 13-4064930	0 0.3 0.27 0.23 0.28

Part I Service Provider Information (continued)

3 If you reported on line 2 receipt of indirect compensation, other than eligible indirect compensation, by a service provider, and the service provider is a fiduciary or provides contract administrator, consulting, custodial, investment advisory, investment management, broker, or recordkeeping services, answer the following questions for (a) each source from whom the service provider received $1,000 or more in indirect compensation and (b) each source for whom the service provider gave you a formula used to determine the indirect compensation instead of an amount or estimated amount of the indirect compensation. Complete as many entries as needed to report the required information for each source.

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
DWS SCUDDER	63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
AMERICAN CENTURY INVESTMENT SERVICE 44-0640487	0.5 0.25

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
DWS SCUDDER	63 61	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
AMERICAN FUNDS DISTRIBUTORS, INC. 95-2769620	1 0.75 0.5 0.25 0.0025

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
DWS SCUDDER	63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
INVESCO DISTRIBUTORS, INC. 74-1894784	0.25 0.5

Part I Service Provider Information (continued)

3 If you reported on line 2 receipt of indirect compensation, other than eligible indirect compensation, by a service provider, and the service provider is a fiduciary or provides contract administrator, consulting, custodial, investment advisory, investment management, broker, or recordkeeping services, answer the following questions for (a) each source from whom the service provider received $1,000 or more in indirect compensation and (b) each source for whom the service provider gave you a formula used to determine the indirect compensation instead of an amount or estimated amount of the indirect compensation. Complete as many entries as needed to report the required information for each source.

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
DWS SCUDDER	63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
DWS INVESTMENTS DISTRIBUTOR, INC. 36-3976708	0.25 0.5

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
DWS SCUDDER	63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
FEDERATED SECURITIES CORP. 5800 CORPORATE DRIVE 2ND FLOOR PITTSBURGH, PA 15237	0.25 0.5

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
DWS SCUDDER	63 61	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
FRANKLIN TEMPLETON DISTRIBUTORS, IN 100 FOUNTAIN PARKWAY ST. PETERSBURG, FL 33716	0.5 0.25 0.1

Part I Service Provider Information (continued)

3 If you reported on line 2 receipt of indirect compensation, other than eligible indirect compensation, by a service provider, and the service provider is a fiduciary or provides contract administrator, consulting, custodial, investment advisory, investment management, broker, or recordkeeping services, answer the following questions for (a) each source from whom the service provider received $1,000 or more in indirect compensation and (b) each source for whom the service provider gave you a formula used to determine the indirect compensation instead of an amount or estimated amount of the indirect compensation. Complete as many entries as needed to report the required information for each source.

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
DWS SCUDDER	63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
OPPENHEIMER FUNDS INC. 13-2527171	0.25 0.5 0.49

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation
DWS SCUDDER	63	0

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.
JANUS DISTRIBUTORS, LLC 151 DETROIT STREET DENVER, CO 80206	0.25 0.5

(a) Enter service provider name as it appears on line 2	**(b)** Service Codes (see instructions)	**(c)** Enter amount of indirect compensation

(d) Enter name and EIN (address) of source of indirect compensation	**(e)** Describe the indirect compensation, including any formula used to determine the service provider's eligibility for or the amount of the indirect compensation.

Part II Service Providers Who Fail or Refuse to Provide Information

4 Provide, to the extent possible, the following information for each service provider who failed or refused to provide the information necessary to complete this Schedule.

(a) Enter name and EIN or address of service provider (see instructions)	**(b)** Nature of Service Code(s)	**(c)** Describe the information that the service provider failed or refused to provide

(a) Enter name and EIN or address of service provider (see instructions)	**(b)** Nature of Service Code(s)	**(c)** Describe the information that the service provider failed or refused to provide

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(a) Enter name and EIN or address of service provider (see instructions)	**(b)** Nature of Service Code(s)	**(c)** Describe the information that the service provider failed or refused to provide

Part III Termination Information on Accountants and Enrolled Actuaries (see instructions)

(complete as many entries as needed)

a Name:	**b** EIN:
c Position:	
d Address:	**e** Telephone:

Explanation:

a Name:	**b** EIN:
c Position:	
d Address:	**e** Telephone:

Explanation:

a Name:	**b** EIN:
c Position:	
d Address:	**e** Telephone:

Explanation:

a Name:	**b** EIN;
c Position:	
d Address:	**e** Telephone:

Explanation:

a Name:	**b** EIN;
c Position:	
d Address:	**e** Telephone:

Explanation:

SCHEDULE H (Form 5500)

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

Pension Benefit Guaranty Corporation

Financial Information

This schedule is required to be filed under section 104 of the Employee Retirement Income Security Act of 1974 (ERISA), and section 6058(a) of the Internal Revenue Code (the Code).

▶ **File as an attachment to Form 5500.**

OMB No. 1210-0110

2009

This Form is Open to Public Inspection

For calendar plan year 2009 or fiscal plan year beginning 01/01/2009 and ending 12/31/2009

A Name of plan
WENTWORTH PROPERTY MANAGEMENT CORP. 401(K) SAVINGS PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500
WENTWORTH GROUP, INC.

D Employer Identification Number (EIN)
23-2896384

Part I Asset and Liability Statement

1 Current value of plan assets and liabilities at the beginning and end of the plan year. Combine the value of plan assets held in more than one trust. Report the value of the plan's interest in a commingled fund containing the assets of more than one plan on a line-by-line basis unless the value is reportable on lines 1c(9) through 1c(14). Do not enter the value of that portion of an insurance contract which guarantees, during this plan year, to pay a specific dollar benefit at a future date. **Round off amounts to the nearest dollar.** MTIAs, CCTs, PSAs, and 103-12 IEs do not complete lines 1b(1), 1b(2), 1c(8), 1g, 1h, and 1i. CCTs, PSAs, and 103-12 IEs also do not complete lines 1d and 1e. See instructions.

Assets		(a) Beginning of Year	(b) End of Year
a Total noninterest-bearing cash	1a		
b Receivables (less allowance for doubtful accounts):			
(1) Employer contributions	1b(1)		
(2) Participant contributions	1b(2)		
(3) Other	1b(3)		
c General investments:			
(1) Interest-bearing cash (include money market accounts & certificates of deposit)	1c(1)		
(2) U.S. Government securities	1c(2)		
(3) Corporate debt instruments (other than employer securities):			
(A) Preferred	1c(3)(A)		
(B) All other	1c(3)(B)		
(4) Corporate stocks (other than employer securities):			
(A) Preferred	1c(4)(A)		
(B) Common	1c(4)(B)		
(5) Partnership/joint venture interests	1c(5)		
(6) Real estate (other than employer real property)	1c(6)		
(7) Loans (other than to participants)	1c(7)		
(8) Participant loans	1c(8)	82915	58850
(9) Value of interest in common/collective trusts	1c(9)		
(10) Value of interest in pooled separate accounts	1c(10)		
(11) Value of interest in master trust investment accounts	1c(11)		
(12) Value of interest in 103-12 investment entities	1c(12)		
(13) Value of interest in registered investment companies (e.g., mutual funds)	1c(13)	2375747	3155282
(14) Value of funds held in insurance company general account (unallocated contracts)	1c(14)		
(15) Other	1c(15)		

			(a) Beginning of Year	(b) End of Year
1d	Employer-related investments:			
	(1) Employer securities	1d(1)		
	(2) Employer real property	1d(2)		
e	Buildings and other property used in plan operation	1e		
f	Total assets (add all amounts in lines 1a through 1e)	1f	2458662	3214132
	Liabilities			
g	Benefit claims payable	1g		
h	Operating payables	1h		
i	Acquisition indebtedness	1i		
j	Other liabilities	1j		
k	Total liabilities (add all amounts in lines 1g through1j)	1k	0	0
	Net Assets			
l	Net assets (subtract line 1k from line 1f)	1l	2458662	3214132

Part II Income and Expense Statement

2 Plan income, expenses, and changes in net assets for the year. Include all income and expenses of the plan, including any trust(s) or separately maintained fund(s) and any payments/receipts to/from insurance carriers. Round off amounts to the nearest dollar. MTIAs, CCTs, PSAs, and 103-12 IEs do not complete lines 2a, 2b(1)(E), 2e, 2f, and 2g.

	Income		(a) Amount	(b) Total
a	**Contributions:**			
	(1) Received or receivable in cash from: **(A)** Employers	2a(1)(A)		
	(B) Participants	2a(1)(B)	442298	
	(C) Others (including rollovers)	2a(1)(C)		
	(2) Noncash contributions	2a(2)		
	(3) Total contributions. Add lines **2a(1)(A), (B), (C),** and line **2a(2)**	2a(3)		442298
b	**Earnings on investments:**			
	(1) Interest:			
	(A) Interest-bearing cash (including money market accounts and certificates of deposit)	2b(1)(A)		
	(B) U.S. Government securities	2b(1)(B)		
	(C) Corporate debt instruments	2b(1)(C)		
	(D) Loans (other than to participants)	2b(1)(D)		
	(E) Participant loans	2b(1)(E)	7744	
	(F) Other	2b(1)(F)		
	(G) Total interest. Add lines **2b(1)(A)** through **(F)**	2b(1)(G)		7744
	(2) Dividends: **(A)** Preferred stock	2b(2)(A)		
	(B) Common stock	2b(2)(B)		
	(C) Registered investment company shares (e.g. mutual funds)	2b(2)(C)	53557	
	(D) Total dividends. Add lines **2b(2)(A)**, **(B)**, and **(C)**	2b(2)(D)		53557
	(3) Rents	2b(3)		
	(4) Net gain (loss) on sale of assets: **(A)** Aggregate proceeds	2b(4)(A)		
	(B) Aggregate carrying amount (see instructions)	2b(4)(B)		
	(C) Subtract line **2b(4)(B)** from line **2b(4)(A)** and enter result	2b(4)(C)		0

		(a) Amount	(b) Total
2b (5) Unrealized appreciation (depreciation) of assets: (A) Real estate	2b(5)(A)		
(B) Other	2b(5)(B)		
(C) Total unrealized appreciation of assets. Add lines 2b(5)(A) and (B)	2b(5)(C)		0
(6) Net investment gain (loss) from common/collective trusts	2b(6)		
(7) Net investment gain (loss) from pooled separate accounts	2b(7)		
(8) Net investment gain (loss) from master trust investment accounts	2b(8)		
(9) Net investment gain (loss) from 103-12 investment entities	2b(9)		
(10) Net investment gain (loss) from registered investment companies (e.g., mutual funds)	2b(10)		562738
c Other income	2c		-259
d Total income. Add all **income** amounts in column (b) and enter total	2d		1066078
Expenses			
e Benefit payment and payments to provide benefits:			
(1) Directly to participants or beneficiaries, including direct rollovers	2e(1)	276131	
(2) To insurance carriers for the provision of benefits	2e(2)		
(3) Other	2e(3)		
(4) Total benefit payments. Add lines 2e(1) through (3)	2e(4)		276131
f Corrective distributions (see instructions)	2f		30728
g Certain deemed distributions of participant loans (see instructions)	2g		2764
h Interest expense	2h		
i Administrative expenses: (1) Professional fees	2i(1)		
(2) Contract administrator fees	2i(2)		
(3) Investment advisory and management fees	2i(3)		
(4) Other	2i(4)	985	
(5) Total administrative expenses. Add lines 2i(1) through (4)	2i(5)		985
j Total expenses. Add all **expense** amounts in column (b) and enter total	2j		310608
Net Income and Reconciliation			
k Net income (loss). Subtract line 2j from line 2d	2k		755470
l Transfers of assets:			
(1) To this plan	2l(1)		
(2) From this plan	2l(2)		

Part III Accountant's Opinion

3 Complete lines 3a through 3c if the opinion of an independent qualified public accountant is attached to this Form 5500. Complete line 3d if an opinion is not attached.

a The attached opinion of an independent qualified public accountant for this plan is (see instructions):

(1) [ ] Unqualified (2) [ ] Qualified (3) [X] Disclaimer (4) [ ] Adverse

b Did the accountant perform a limited scope audit pursuant to 29 CFR 2520.103-8 and/or 103-12(d)? [X] Yes [ ] No

c Enter the name and EIN of the accountant (or accounting firm) below:

(1) Name: SEEHERMAN & JACOBS, LLP (2) EIN: 23-2811871

d The opinion of an independent qualified public accountant is **not attached** because:

(1) [ ] This form is filed for a CCT, PSA, or MTIA. (2) [ ] It will be attached to the next Form 5500 pursuant to 29 CFR 2520.104-50.

Part IV Compliance Questions

4 CCTs and PSAs do not complete Part IV. MTIAs, 103-12 IEs, and GIAs do not complete 4a, 4e, 4f, 4g, 4h, 4k, 4m, 4n, or 5. 103-12 IEs also do not complete 4j and 4l. MTIAs also do not complete 4l.

During the plan year:

		Yes	No	Amount
a	Was there a failure to transmit to the plan any participant contributions within the time period described in 29 CFR 2510.3-102? Continue to answer "Yes" for any prior year failures until fully corrected. (See instructions and DOL's Voluntary Fiduciary Correction Program.)	4a		X	
b	Were any loans by the plan or fixed income obligations due the plan in default as of the close of the plan year or classified during the year as uncollectible? Disregard participant loans secured by participant's account balance. (Attach Schedule G (Form 5500) Part I if "Yes" is checked.)	4b		X	
c	Were any leases to which the plan was a party in default or classified during the year as uncollectible? (Attach Schedule G (Form 5500) Part II if "Yes" is checked.)	4c		X	
d	Were there any nonexempt transactions with any party-in-interest? (Do not include transactions reported on line 4a. Attach Schedule G (Form 5500) Part III if "Yes" is checked.)	4d		X	
e	Was this plan covered by a fidelity bond?	4e	X		245000
f	Did the plan have a loss, whether or not reimbursed by the plan's fidelity bond, that was caused by fraud or dishonesty?	4f		X	
g	Did the plan hold any assets whose current value was neither readily determinable on an established market nor set by an independent third party appraiser?	4g		X	
h	Did the plan receive any noncash contributions whose value was neither readily determinable on an established market nor set by an independent third party appraiser?	4h		X	
i	Did the plan have assets held for investment? (Attach schedule(s) of assets if "Yes" is checked, and see instructions for format requirements.)	4i	X		
j	Were any plan transactions or series of transactions in excess of 5% of the current value of plan assets? (Attach schedule of transactions if "Yes" is checked, and see instructions for format requirements.)	4j		X	
k	Were all the plan assets either distributed to participants or beneficiaries, transferred to another plan, or brought under the control of the PBGC?	4k		X	
l	Has the plan failed to provide any benefit when due under the plan?	4l		X	
m	If this is an individual account plan, was there a blackout period? (See instructions and 29 CFR 2520.101-3.)	4m		X	
n	If 4m was answered "Yes," check the "Yes" box if you either provided the required notice or one of the exceptions to providing the notice applied under 29 CFR 2520.101-3.	4n			

5a Has a resolution to terminate the plan been adopted during the plan year or any prior plan year? If yes, enter the amount of any plan assets that reverted to the employer this year ☐ **Yes** ☒ **No** **Amount:**

5b If, during this plan year, any assets or liabilities were transferred from this plan to another plan(s), identify the plan(s) to which assets or liabilities were transferred. (See instructions.)

5b(1) Name of plan(s)	**5b(2)** EIN(s)	**5b(3)** PN(s)

SCHEDULE R (Form 5500)

Department of the Treasury
Internal Revenue Service

Department of Labor
Employee Benefits Security Administration

Pension Benefit Guaranty Corporation

Retirement Plan Information

This schedule is required to be filed under section 104 and 4065 of the Employee Retirement Income Security Act of 1974 (ERISA) and section 6058(a) of the Internal Revenue Code (the Code).

▶ **File as an attachment to Form 5500.**

OMB No. 1210-0110

2009

This Form is Open to Public Inspection.

For calendar plan year 2009 or fiscal plan year beginning 01/01/2009 and ending 12/31/2009

A Name of plan
WENTWORTH PROPERTY MANAGEMENT CORP. 401(K) SAVINGS PLAN

B Three-digit plan number (PN) ▶ 001

C Plan sponsor's name as shown on line 2a of Form 5500
WENTWORTH GROUP, INC.

D Employer Identification Number (EIN)
23-2896384

Part I Distributions

All references to distributions relate only to payments of benefits during the plan year.

1 Total value of distributions paid in property other than in cash or the forms of property specified in the instructions **1** 0

2 Enter the EIN(s) of payor(s) who paid benefits on behalf of the plan to participants or beneficiaries during the year (if more than two, enter EINs of the two payors who paid the greatest dollar amounts of benefits):

EIN(s): 57-1198022

Profit-sharing plans, ESOPs, and stock bonus plans, skip line 3.

3 Number of participants (living or deceased) whose benefits were distributed in a single sum, during the plan year. **3**

Part II Funding Information (If the plan is not subject to the minimum funding requirements of section of 412 of the Internal Revenue Code or ERISA section 302, skip this Part)

4 Is the plan administrator making an election under Code section 412(d)(2) or ERISA section 302(d)(2)? ..... ☐ **Yes** ☐ **No** ☐ **N/A**

If the plan is a defined benefit plan, go to line 8.

5 If a waiver of the minimum funding standard for a prior year is being amortized in this plan year, see instructions and enter the date of the ruling letter granting the waiver. **Date:** Month _____ Day _____ Year _____

If you completed line 5, complete lines 3, 9, and 10 of Schedule MB and do not complete the remainder of this schedule.

6 **a** Enter the minimum required contribution for this plan year **6a**

b Enter the amount contributed by the employer to the plan for this plan year **6b**

c Subtract the amount in line 6b from the amount in line 6a. Enter the result (enter a minus sign to the left of a negative amount) **6c**

If you completed line 6c, skip lines 8 and 9.

7 Will the minimum funding amount reported on line 6c be met by the funding deadline? ..... ☐ **Yes** ☐ **No** ☐ **N/A**

8 If a change in actuarial cost method was made for this plan year pursuant to a revenue procedure providing automatic approval for the change or a class ruling letter, does the plan sponsor or plan administrator agree with the change? ..... ☐ **Yes** ☐ **No** ☐ **N/A**

Part III Amendments

9 If this is a defined benefit pension plan, were any amendments adopted during this plan year that increased or decreased the value of benefits? If yes, check the appropriate box(es). If no, check the "No" box. ..... ☐ **Increase** ☐ **Decrease** ☐ **Both** ☐ **No**

Part IV ESOPs (see instructions). If this is not a plan described under Section 409(a) or 4975(e)(7) of the Internal Revenue Code, skip this Part.

10 Were unallocated employer securities or proceeds from the sale of unallocated securities used to repay any exempt loan? ..... ☐ **Yes** ☐ **No**

11 **a** Does the ESOP hold any preferred stock? ..... ☐ **Yes** ☐ **No**

b If the ESOP has an outstanding exempt loan with the employer as lender, is such loan part of a "back-to-back" loan? (See instructions for definition of "back-to-back" loan.) ..... ☐ **Yes** ☐ **No**

12 Does the ESOP hold any stock that is not readily tradable on an established securities market? ..... ☐ **Yes** ☐ **No**

Part V Additional Information for Multiemployer Defined Benefit Pension Plans

13 Enter the following information for each employer that contributed more than 5% of total contributions to the plan during the plan year (measured in dollars). See instructions. *Complete as many entries as needed to report all applicable employers.*

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box ☐ and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box ☐ and see instructions regarding required attachment. Otherwise, complete items 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify):

---

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box ☐ and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box ☐ and see instructions regarding required attachment. Otherwise, complete items 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify):

---

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box ☐ and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box ☐ and see instructions regarding required attachment. Otherwise, complete items 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify):

---

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box ☐ and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box ☐ and see instructions regarding required attachment. Otherwise, complete items 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify):

---

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box ☐ and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box ☐ and see instructions regarding required attachment. Otherwise, complete items 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify):

---

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box ☐ and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box ☐ and see instructions regarding required attachment. Otherwise, complete items 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify):

---

a Name of contributing employer

b EIN **c** Dollar amount contributed by employer

d Date collective bargaining agreement expires *(If employer contributes under more than one collective bargaining agreement, check box ☐ and see instructions regarding required attachment. Otherwise, enter the applicable date.)* Month _____ Day _____ Year _____

e Contribution rate information *(If more than one rate applies, check this box ☐ and see instructions regarding required attachment. Otherwise, complete items 13e(1) and 13e(2).)*
(1) Contribution rate (in dollars and cents) _____
(2) Base unit measure: ☐ Hourly ☐ Weekly ☐ Unit of production ☐ Other (specify):

14 Enter the number of participants on whose behalf no contributions were made by an employer as an employer of the participant for:

a The current year	**14a**	
b The plan year immediately preceding the current plan year	**14b**	
c The second preceding plan year	**14c**	

15 Enter the ratio of the number of participants under the plan on whose behalf no employer had an obligation to make an employer contribution during the current plan year to:

a The corresponding number for the plan year immediately preceding the current plan year	**15a**	
b The corresponding number for the second preceding plan year	**15b**	

16 Information with respect to any employers who withdrew from the plan during the preceding plan year:

a Enter the number of employers who withdrew during the preceding plan year	**16a**	
b If item 16a is greater than 0, enter the aggregate amount of withdrawal liability assessed or estimated to be assessed against such withdrawn employers	**16b**	

17 If assets and liabilities from another plan have been transferred to or merged with this plan during the plan year, check box and see instructions regarding supplemental information to be included as an attachment. ☐

Part VI Additional Information for Single-Employer and Multiemployer Defined Benefit Pension Plans

18 If any liabilities to participants or their beneficiaries under the plan as of the end of the plan year consist (in whole or in part) of liabilities to such participants and beneficiaries under two or more pension plans as of immediately before such plan year, check box and see instructions regarding supplemental information to be included as an attachment ☐

19 If the total number of participants is 1,000 or more, complete items (a) through (c)

a Enter the percentage of plan assets held as:
Stock: _____% Investment-Grade Debt: _____% High-Yield Debt: _____% Real Estate: _____% Other: _____%

b Provide the average duration of the combined investment-grade and high-yield debt:
☐ 0-3 years ☐ 3-6 years ☐ 6-9 years ☐ 9-12 years ☐ 12-15 years ☐ 15-18 years ☐ 18-21 years ☐ 21 years or more

c What duration measure was used to calculate item 19(b)?
☐ Effective duration ☐ Macaulay duration ☐ Modified duration ☐ Other (specify):

Seeherman and Jacobs, LLP
Certified Public Accountants

Report of Independent Accountants

To the Participants and Board of Trustees of
The Wentworth Property Management
Corporation 401(k) Savings Plan

We were engaged to audit the financial statements and supplemental schedule of The Wentworth Property Management Corporation 401(k) Savings Plan (the "Plan") as of and for the year ended December 31, 2009, as listed in the accompanying index. These financial statements and schedule are the responsibility of the Plan's management.

As permitted by 29 CFR 2520.103-8 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974, the Plan administrator instructed us not to perform, and we did not perform, any auditing procedures with respect to the information summarized in Note 5 which was certified by the trustee of the Plan except for comparing such information with the related information included in the financial statements and supplemental schedule. We have been informed by the Plan administrator that the trustee holds the Plan's investment assets and executes investment transactions. The Plan administrator has obtained a certification from the trustee as of and for the year ended December 31, 2009 that the information provided to the Plan administrator by the trustee is complete and accurate.

Because of the significance of the information that we did not audit, we are unable to, and do not, express an opinion on the accompanying financial statements and schedule taken as a whole. The form and content of the information included in the financial statements and schedule, other than that derived from the information certified by the trustee, have been audited by us in accordance with auditing standards generally accepted in the United States of America and, in our opinion, are presented in compliance with the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974.

Seeherman and Jacobs, L.L.P.

Bala Cynwyd, Pennsylvania
October 1, 2010

Office: 225 Bala Avenue – Top Floor • Bala Cynwyd, PA 19004 • 610-668-8310 • Fax: 610-668-0611
Mailing Address: P. O. Box 84 • Wynnewood, PA 19096

RUN DATE: 05/25/2010

SCHEDULE H, LINE 4i - SCHEDULE OF ASSETS (HELD AT END OF YEAR)

AS OF: 12/31/2009

Plan Name: WENTWORTH PROPERTY MANAGEMENT CORP. 401(K) SAVINGS PLAN Employer EIN: 23-2896384

Plan Number: 001 Run Date: 05/25/2010

(a)	(b)Identity of Issue, Borrower, Lessor or Similar Party	(c)Description of Investment (Maturity Date, Rate of Int, Collateral, Par or Maturity Value)		(d)Cost	(e)Current Value
	INVESCO INTL GROWTH - R	Registered Investment Company	1,748.6374	n/a	42,911.56
	PIMCO TOTAL RETURN FUND - R	Registered Investment Company	16,129.6639	n/a	174,200.37
	FEDERATED KAUFMANN FUND - A	Registered Investment Company	882.4318	n/a	4,112.13
	DWS LIFECOMPASS 2040 - A	Registered Investment Company	624.6135	n/a	4,703.34
	AM FND THE INCOME FND OF AM-R3	Registered Investment Company	1,761.3573	n/a	27,195.36
	FRANKLIN RISING DIVIDENDS - R	Registered Investment Company	6,434.5142	n/a	179,329.92
	OPPENHEIMER SM&MD CAP VALUE -N	Registered Investment Company	9,298.4930	n/a	239,157.24
	TEMPLETON GROWTH - R	Registered Investment Company	12,079.9709	n/a	201,373.11
	AMER CENT ULTRA FUND - R	Registered Investment Company	14,086.1971	n/a	266,651.71
	DWS HIGH INCOME PLUS FUND-A	Registered Investment Company	25,318.8696	n/a	164,825.84
	ALLIANCE INTERMEDIATE BOND - R	Registered Investment Company	558.5873	n/a	5,725.51
	PERKINS SMALL CAP VALUE FD - R	Registered Investment Company	199.4803	n/a	4,167.14
	OPPENHEIMER CAPITAL INCOME - N	Registered Investment Company	1,566.9867	n/a	12,347.86
	DWS EMERGING MRKTS EQUITY-A	Registered Investment Company	15,095.9550	n/a	255,121.64
	DWS LIFECOMPASS RETIRE FD - A	Registered Investment Company	16,592.3799	n/a	173,224.45
	DWS LIFECOMPASS 2015 FUND - A	Registered Investment Company	29,524.6772	n/a	292,884.79
	DWS LIFECOMPASS 2020 FUND - A	Registered Investment Company	15,438.4666	n/a	182,328.29
	DWS RREEF REAL ESTATE SEC-A	Registered Investment Company	6,024.0661	n/a	84,095.96
	DWS SMALL CAP GROWTH FUND-A	Registered Investment Company	2,809.8154	n/a	46,277.66
	DWS S&P 500 INDEX FUND-A	Registered Investment Company	21,457.3648	n/a	316,925.27
	DWS LIFECOMPASS 2030 FUND - A	Registered Investment Company	8.6377	n/a	72.99
	DWS STRAT GOVT SECURITIES - A	Registered Investment Company	14,844.3449	n/a	127,958.26
	DWS MM PRIME SERIES - DWS MM	Registered Investment Company	349,691.8200	n/a	349,691.82
	Participant Loans	Interest Rates (4.25% to 11.00%)		n/a	63,051.93
			TOTAL		3,218,334.15

NOTE: The following is specifically for Form 5500 reporting.
The difference between Participant Loans on this Schedule and Participant Loans reported on Form 5500 Schedule H or I is the amount of DDLs. Loan amounts shown here include DDLs, while loan amounts reported on 5500 forms do not include DDLs.

RUN DATE: 05/25/2010

SCHEDULE H, LINE 4i - SCHEDULE OF ASSETS (ACQUIRED AND DISPOSED OF WITHIN YEAR) PAGE 1

Period: 01/01/2009 through 12/31/2009

Plan Name: WENTWORTH PROPERTY MANAGEMENT CORP. 401(K) SAVINGS PLAN Employer EIN: 23-2896384

Plan Number: 001 Run Date: 05/25/2010

(a)Identity of Issue, Borrower, or Similar Party	(b)Description of Investment (Maturity Date, Rate of Int, Collateral, Par or Maturity Value)	(c)Cost of Acquisitions	(d)Proceeds of Dispositions

NOTE: IN ACCORDANCE WITH SPECIFIC INSTRUCTIONS, ACQUISITIONS AND DISPOSITIONS OF CERTAIN TYPES OF ASSETS NEED NOT BE REPORTED. THESE INCLUDE FUNDS OF COMMON/COLLECTIVE TRUSTS AND REGISTERED INVESTMENT COMPANIES.

Schedule C, Line 2(h) Formula Description

For those service providers listed on Line 2 for which Line 2(h) has been checked "yes":

For a description of indirect compensation received by service providers listed on Line 2 that was disclosed as a formula, please see Line 3(e). Please note: If indirect compensation disclosed as a formula was received by a service provider from more than one source, there will be multiple Lines 3(e) for that service provider.

Seeherman and Jacobs, LLP
Certified Public Accountants

Report of Independent Accountants

To the Participants and Board of Trustees of
The Wentworth Property Management
Corporation 401(k) Savings Plan

We were engaged to audit the financial statements and supplemental schedule of The Wentworth Property Management Corporation 401(k) Savings Plan (the "Plan") as of and for the year ended December 31, 2009, as listed in the accompanying index. These financial statements and schedule are the responsibility of the Plan's management.

As permitted by 29 CFR 2520.103-8 of the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974, the Plan administrator instructed us not to perform, and we did not perform, any auditing procedures with respect to the information summarized in Note 5 which was certified by the trustee of the Plan except for comparing such information with the related information included in the financial statements and supplemental schedule. We have been informed by the Plan administrator that the trustee holds the Plan's investment assets and executes investment transactions. The Plan administrator has obtained a certification from the trustee as of and for the year ended December 31, 2009 that the information provided to the Plan administrator by the trustee is complete and accurate.

Because of the significance of the information that we did not audit, we are unable to, and do not, express an opinion on the accompanying financial statements and schedule taken as a whole. The form and content of the information included in the financial statements and schedule, other than that derived from the information certified by the trustee, have been audited by us in accordance with auditing standards generally accepted in the United States of America and, in our opinion, are presented in compliance with the Department of Labor's Rules and Regulations for Reporting and Disclosure under the Employee Retirement Income Security Act of 1974.

Seeherman and Jacobs, L.L.P.

Bala Cynwyd, Pennsylvania
October 1, 2010

Office: 225 Bala Avenue – Top Floor • Bala Cynwyd, PA 19004 • 610-668-8310 • Fax: 610-668-0611
Mailing Address: P. O. Box 84 • Wynnewood, PA 19096

THE WENTWORTH PROPERTY MANAGEMENT CORPORATION
401(k) SAVINGS PLAN

FINANCIAL STATEMENTS AND
ADDITIONAL INFORMATION

December 31, 2009

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* Other schedules required by Section 2520.103-10 of the Department of Labor Rules and Regulations for Reporting and Disclosure under ERISA have been omitted because they are not applicable.

The Wentworth Property Management Corporation
401(k) Savings Plan

STATEMENTS OF NET ASSETS AVAILABLE FOR BENEFITS

December 31,

	2009	2008
ASSETS:		
Investments at fair value (note 2):		
Pooled separate accounts of DWS Trust Company*	$3,155,282	$2,375,747
Receivables:		
Participant loans	58,850	82,915
	$3,214,132	$2,458,662
LIABILITIES:		
Net assets available for benefits	$3,214,132	$2,458,662

* Asset represents five percent or more of the net assets available for plan benefits.

The accompanying notes are an integral part of these financial statements.

The Wentworth Property Management Corporation
401(k) Savings Plan

STATEMENT OF CHANGES IN NET ASSETS AVAILABLE FOR BENEFITS

Year ended December 31, 2009

Additions:	
Additions to net assets attributed to:	
Investment Income:	
Net increase in fair market value of investments	$ 616,036
Interest on participant loans	7,744
Contributions and rollovers:	
Participants	442,298
Total additions	1,066,078
Deductions:	
Deductions from net assets attributed to:	
Distributions to participants	276,131
Corrective distributions to participants	30,728
Deemed distributions	2,764
Transaction and administrative charges	985
Total deductions	310,608
NET INCREASE	755,470
Net assets available for benefits:	
Beginning of year	2,458,662
End of year	$ 3,214,132

The accompanying notes are an integral part of this financial statement.

The Wentworth Property Management Corporation
401(k) Savings Plan

NOTES TO FINANCIAL STATEMENTS

December 31, 2009

1. General Description of the Plan:

A general description of the Plan follows. Participants should refer to the Plan agreement for a more complete description of the Plan's provisions.

General:
The Plan is a defined contribution plan for the employees of Wentworth Property Management Corp. and its affiliates (the "Company") and commenced February 1, 1994. All employees, as defined by the Plan, who are at least 21 years old and who have completed one-quarter year of service are eligible to participate in the Plan. Eligible employees become participants in the Plan effective the first day of the month subsequent to satisfaction of eligibility requirements. Employees who are non-resident aliens and leased employees are not eligible to participate. The Plan is subject to the provisions of the Employee Retirement Income Security Act of 1974 ("ERISA").

Administration of the Plan:
The Board of Directors of the Company has appointed David Epstein as trustee for the Plan.

The Company has retained DWS Trust Company ("DWS") to assist as trustee in the operation of the plan. The Company acts as plan administrator, to be responsible for all matters connected with the day-to-day operation of the Plan. The Plan sponsor has agreed to pay all administrative expenses of the Plan.

Contributions:
Participants may contribute up to 90 percent of their compensation on a pre-tax basis subject to Internal Revenue Service limitation. The Wentworth Property Management Corporation does not make employer-matching contributions. With the consent of the Administrator, participants may transfer amounts from other qualified plans or conduit IRA's as rollover contributions.

(Continued)

1. General Description of the Plan (Continued):

Investment options:

Upon enrollment in the Plan, a participant may direct contributions in separate pooled accounts managed by DWS Trust Company which invests in external mutual fund companies as follows:

DWS Prime Money Market Fund - Funds seeks maximum current income to the extent consistent with the stability of principal from a portfolio primarily of commercial paper and bank obligations. Appropriate for investors seeking to preserve their assets or a temporary holding account between investment decisions.

DWS Strategic Government Securities Fund - This fund seeks high current income, liquidity and security of principal. The fund invests in income producing securities with the backing of the U.S. Government, which produce moderate returns. The fund's shares are not guaranteed by the U.S. government.

DWS Small Cap Growth Fund – This fund invests in equity securities of small to medium-sized domestic companies with emerging or renewed growth potential.

DWS Emerging Markets Fund – Monies in this fund are invested in a broadly diversified global portfolio of equity securities of emerging non-U.S. markets located in growing international economies. The fund seeks long-term capital growth.

American Century Ultra Fund – Seeks to achieve long-term capital growth by investing in a common stock of medium to large sized companies considered to have better than average prospects for appreciation.

DWS High Income Plus Fund - The fund seeks high current income as its primary objective with capital appreciation as a secondary objective. The fund normally invests in individual bonds whose yields and market values may fluctuate. The fund may invest in lower-rated and non-rated securities.

Oppenheimer Small and Mid-Cap Value Fund – Fund seeks capital appreciation by investing in a diversified portfolio of fundamentally sound dividend paying small company stocks that the fund manager believes are under valued.

Perkins Small Cap Value Fund – Fund invests in at least 80% of assets in undervalued small companies whose market is within the twelve month average of the market capitalization for companies included in the Russell 2000.

1. General Description of the Plan (Continued):

Investment options (continued):

DWS Life Compass Retirement Fund – The primary objective of the fund is current income with long-term growth of capital as a secondary objective. Life Compass fund is designed for individuals who prefer to have their asset allocation decisions made by professional fund managers.

DWS Life Compass 2020 Fund - Seeks long-term growth of capital and, as a secondary objective, current income. Fund normally invests primarily in equity mutual funds with the potential for growth and capital. A portion of assets are invested in fixed income funds to minimize risk.

DWS Life Compass 2015 Fund – Seeks current income and capital appreciation by investing in a balanced portfolio of dividend-paying common stocks, U.S. and foreign government obligations and a variety of corporate fixed-income securities.

DWS – RREEF Real Estate Securities Fund - Its objective is to produce current income and capital appreciation. The fund invests primarily in real estate securities, such as equity securities of real estate investment trusts and real estate companies.

Templeton Growth Fund – The fund seeks long-term capital growth by investing in equity securities of companies located anywhere in the world, including emerging markets.

Franklin Rising Dividends Fund – Fund seeks long-term capital appreciation by investing at least 80% of its assets in companies that have paid consistently high dividends. Portfolio may be appropriate for long-term investors seeking the growth potential in mid-sized companies.

Federated Kaufmann Fund – Seeks to provide investors with capital appreciation by investing principally in stocks of small to mid-sized companies that are reasonably priced and exhibit positive growth characteristics.

(Continued)

1. General Description of the Plan (Continued):

Investment options (continued):

PIMCO Total Return Fund - Seeks maximum total return consistent with preservation of capital and prudent investment management. The fund invests at least 65% of its assets in a diversified portfolio of fixed investments, up to 30% in foreign currency-denominated securities and up to 10% in high-yield securities.

DWS S & P 500 Index Fund – Investments in this fund seek to provide results that, before expenses, correspond to the total return of common stocks publicly traded in the United States, as represented by the Standard and Poor's 500 Composite Stock Price Index.

AIM International Growth Fund – The fund's investment objective is to provide long-term growth of capital by investing in a diversified portfolio of international equity securities with strong earning momentum

Alliance Bernstein Intermediate Bond Fund – Seeks to generate income and price appreciation without assuming undue risk. Normally invests at least 75% of net assets in investment grade fixed-income securities and up to 25% in below investment grade bonds.

American Funds The Income Fund of America – Primary objective is to provide current income and, secondarily, growth of capital through a flexible mix of equity and debt instruments.

DWS Life Compass 2030/2040 Funds – Invest primarily in other DWS mutual funds. The funds are designed for investors seeking to meet their investment goals, such as retirement, around the year 2030 and 2040 respectively.

Oppenheimer Capital Income Fund – Primary objective is to provide current income through investments in both debt and equity securities.

Vesting and Forfeitures:
Participants are 100 percent vested in their own contributions. There are no matching contributions or forfeitures.

(Continued)

1. General Description of the Plan (Continued):

Participant accounts:
Each participant's account is credited with the participant's contribution and an allocation of Plan earnings or losses. Plan earnings or losses are allocated to each participant's account in the same proportion that each participant's account bears to the total of all participants' accounts. Participant contributions are deposited with each payroll and are allocated with each payroll to the investment options elected by the participant.

Participant loans receivable:
Participants may borrow from their fund accounts a minimum of $1,000 up to a maximum equal to the lesser of $50,000 or 50% of his or her account balance. Loan terms range from 1 to 5 years or may be longer for the purchase of a primary residence. The loans are secured by the balance in the participant's account and bear interest at a rate commensurate with local prevailing rates as determined by the Plan Administrator. Interest rates ranged from 4.25% to 11.00% during 2009. Principal and interest is paid ratably through payroll deductions or in equal monthly installments over the term of the loan. There were ten loans outstanding at December 31, 2009, with maturities extending to 2017.

Three deemed distribution loans, in the amount of $12,701, were in default as of December 31, 2008. Two of these loans were reclassified as deemed distributions and have been removed from plan assets. One loan in the amount of $4,202 remains outstanding but not included on Form 5500 as of December 31, 2009.

Payment of benefits:
The Plan provides that under certain conditions, participants may withdraw their vested benefit. A participant is entitled to receive the vested portion of his or her account in a lump sum distribution, or in monthly installments in the event of serious financial hardship, retirement, termination, disability, death or upon reaching age 59½ as an active employee.

Plan termination:
The Company has the right to terminate the Plan at any time. In the event of Plan termination, Plan assets will be distributed in accordance with ERISA, and participants will be 100% vested in their account balances.

(Continued)

1. General Description of the Plan (Continued):

Uncertain Income Tax Positions
On January 1, 2009, the plan adopted the new accounting standard related to uncertainty in income taxes. For the year ended December 31, 2009, the plan did not identify any uncertain tax positions taken or expected to be taken in an income tax return which would require adjustment to or disclosure in its financial statements, In addition, the plan believes its tax status would be sustained under federal, state or local income tax examination. The plan is subject to federal, state and local income tax examination in major jurisdictions for years subsequent to December 31, 2006.

2. Significant Accounting Policies:

The significant accounting policies employed in the preparation of the accompanying financial statements are as follows:

Basis of Accounting:
These financial statements are prepared on the cash basis of accounting.

Valuation of investments:
The Plan's investments are stated at fair value. The investments in DWS Trust Company pooled separate accounts are presented at fair value as measured by the net unit value that is based on the fair value of the underlying assets of the account. Net investment losses from separate accounts result from a decrease in net unit value. Cash and participant loans receivable are valued at cost, which approximates fair value. Cash, if any, represents contributions, rollovers, and loan repayments received but not processed.

Income recognition:
Purchases and sales of investments are recorded based on the trade date. Investment income is recorded as earned. Dividend income for internal funds is recorded on the ex-dividend date.

Benefit payments:
Benefit obligations for employees who have withdrawn from participation in the Plan are reflected as reductions of net assets available for benefits in the period during which benefit payments are made.

(Continued)

2. Significant Accounting Policies: (Continued)

Use of estimates:

The preparation of financial statements in conformity with generally accepted accounting principles requires the plan administrator to make estimates and assumptions that affect the reported amounts in the financial statements. Actual results could differ from those estimates.

3. Related Parties

Certain Plan investments are units of pooled separate accounts managed by DWS Trust Company. DWS is the trustee as defined by the Plan and, therefore, transactions in these pooled separate accounts qualify as party-in-interest transactions that are exempt from the prohibited transaction rules. Fees incurred by the Plan participants for investment management services amounted to $985 and $1,504 for the years ended December 31, 2009 and 2008.

4. Tax Status of the Plan

A tax determination letter has been received for the Plan indicating that the Plan is a qualified plan under the applicable sections of the Internal Revenue code. Accordingly, no provision for income taxes has been made in the accompanying statements.

5. Certified Information

The following information that was certified by DWS Trust Company to be complete and accurate as of and for the year ended December 31, 2009, was relied upon in the preparation of the financial statements and schedules:

a. Investment amounts included in the Statements of Net Assets Available for Benefits and Schedule of Assets Held for Investment Purposes

b. Changes to net assets included in the Statement of Changes in Net Assets Available for Benefits.

As permitted by Section 2520.103-8 of the Department of Labor Rules and Regulations for Reporting and Disclosure under ERISA, no auditing procedures were performed with respect to the information certified as complete and accurate by DWS Trust Company, except for comparing such information to information included in the financial statements.

6. Fair Value Measurements

The Plan's investments are reported at fair value in the accompanying statements of net assets available for benefits:

	Fair Value	Level 1	Level 3
December 31, 2009			
Mutual funds	$ 3,155,282	$ 3,155,282	$ -
Participant loans	58,850	-	58,850
Total	$ 3,214,132	$ 3,155,282	$ 58,850
December 31, 2008			
Mutual funds	$ 2,375,747	$ 2,375,747	$ -
Participant loans	82,915	-	82,915
Total	$ 2,458,662	$ 2,375,747	$ 82,915

Level 1 Fair Value Measurements

The fair value of mutual funds is based on quoted net asset values of the shares held by the Plan at year-end.

Level 3 Fair Value Measurements

The fair value of participant loans is equal to the amortized cost of the loans because the loans are secured by each respective participant's account balance. Participant loans are the only level 3 assets held by the Plan. The net decrease in participant loans was $24,065 during the 2009 Plan year.

7. Risks and Uncertainties

The plan invests in various investment securities. Investment securities are exposed to various risks such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the value of investment securities will occur in the near term and that such changes could materially affect participants' account balances and the amounts reported in the statements of net assets available for benefits.

8. Subsequent Events

Management has evaluated subsequent events through October 1, 2010, the date the financial statements were available to be issued.

SUPPLEMENTAL SCHEDULE

The Wentworth Property Management Corporation
401(k) Savings Plan #001
Employer Identification Number (EIN) 23-2896384

SCHEDULE OF ASSETS HELD FOR INVESTMENT PURPOSES

December 31, 2009

Identity of Issue	Description of Investment	Current Value
DWS Trust Co.	DWS Prime Money Market Fund	$ 349,692
DWS Trust Co.	DWS Strategic Government Securities	127,958
DWS Trust Co.	DWS Small Cap Growth	46,278
DWS Trust Co.	DWS Emerging Markets	255,122
DWS Trust Co.	American Century Ultra	266,652
DWS Trust Co.	DWS High Income Plus	164,826
DWS Trust Co.	Oppenheimer Small and Mid Cap Value	239,157
DWS Trust Co.	DWS Life Compass Retirement	173,224
DWS Trust Co.	DWS Life Compass 2020	182,328
DWS Trust Co.	DWS Life Compass 2015	292,885
DWS Trust Co.	DWS RREEF Real Estate	84,096
DWS Trust Co.	Templeton Growth Fund	201,373
DWS Trust Co.	Franklin Rising Dividends	179,330
DWS Trust Co.	PIMCO Total Return Fund	174,200
DWS Trust Co.	DWS S & P 500 Index	316,925
DWS Trust Co.	AIM International Growth	42,912
DWS Trust Co.	American the Income Fund of America	27,195
DWS Trust Co.	Alliance Bernstein Intermediate Bond	5,726
DWS Trust Co.	Federated Kaufman Fund	4,112
DWS Trust Co.	DWS Life Compass 2030	73
DWS Trust Co.	DWS Life Compass 2040	4,703
DWS Trust Co.	Perkins Small Cap Value Fund	4,167
DWS Trust Co.	Oppenheimer Capital Income Fund	12,348
		3,155,282
Participant Loans	4.25% - 11%; maturing over the years 2010 - 2017	58,850
		$3,214,132

All DWS Trust Company assets are party-in-interest investments.

This schedule was prepared from data certified as complete and accurate by DWS Trust Company.

THE WENTWORTH PROPERTY MANAGEMENT CORPORATION
401(k) SAVINGS PLAN

FINANCIAL STATEMENTS AND
ADDITIONAL INFORMATION

December 31, 2009

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* Other schedules required by Section 2520.103-10 of the Department of Labor Rules and Regulations for Reporting and Disclosure under ERISA have been omitted because they are not applicable.

The Wentworth Property Management Corporation
401(k) Savings Plan

STATEMENTS OF NET ASSETS AVAILABLE FOR BENEFITS

December 31,

	2009	2008
ASSETS:		
Investments at fair value (note 2):		
Pooled separate accounts of DWS Trust Company*	$3,155,282	$2,375,747
Receivables:		
Participant loans	58,850	82,915
	$3,214,132	$2,458,662
LIABILITIES:		
Net assets available for benefits	$3,214,132	$2,458,662

* Asset represents five percent or more of the net assets available for plan benefits.

The accompanying notes are an integral part of these financial statements.

The Wentworth Property Management Corporation
401(k) Savings Plan

STATEMENT OF CHANGES IN NET ASSETS AVAILABLE FOR BENEFITS

Year ended December 31, 2009

Additions:	
Additions to net assets attributed to:	
Investment Income:	
Net increase in fair market value of investments	$ 616,036
Interest on participant loans	7,744
Contributions and rollovers:	
Participants	442,298
Total additions	1,066,078
Deductions:	
Deductions from net assets attributed to:	
Distributions to participants	276,131
Corrective distributions to participants	30,728
Deemed distributions	2,764
Transaction and administrative charges	985
Total deductions	310,608
NET INCREASE	755,470
Net assets available for benefits:	
Beginning of year	2,458,662
End of year	$ 3,214,132

The accompanying notes are an integral part of this financial statement.

The Wentworth Property Management Corporation
401(k) Savings Plan

NOTES TO FINANCIAL STATEMENTS

December 31, 2009

1. General Description of the Plan:

A general description of the Plan follows. Participants should refer to the Plan agreement for a more complete description of the Plan's provisions.

General:
The Plan is a defined contribution plan for the employees of Wentworth Property Management Corp. and its affiliates (the "Company") and commenced February 1, 1994. All employees, as defined by the Plan, who are at least 21 years old and who have completed one-quarter year of service are eligible to participate in the Plan. Eligible employees become participants in the Plan effective the first day of the month subsequent to satisfaction of eligibility requirements. Employees who are non-resident aliens and leased employees are not eligible to participate. The Plan is subject to the provisions of the Employee Retirement Income Security Act of 1974 ("ERISA").

Administration of the Plan:
The Board of Directors of the Company has appointed David Epstein as trustee for the Plan.

The Company has retained DWS Trust Company ("DWS") to assist as trustee in the operation of the plan. The Company acts as plan administrator, to be responsible for all matters connected with the day-to-day operation of the Plan. The Plan sponsor has agreed to pay all administrative expenses of the Plan.

Contributions:
Participants may contribute up to 90 percent of their compensation on a pre-tax basis subject to Internal Revenue Service limitation. The Wentworth Property Management Corporation does not make employer-matching contributions. With the consent of the Administrator, participants may transfer amounts from other qualified plans or conduit IRA's as rollover contributions.

(Continued)

1. General Description of the Plan (Continued):

Investment options:

Upon enrollment in the Plan, a participant may direct contributions in separate pooled accounts managed by DWS Trust Company which invests in external mutual fund companies as follows:

DWS Prime Money Market Fund - Funds seeks maximum current income to the extent consistent with the stability of principal from a portfolio primarily of commercial paper and bank obligations. Appropriate for investors seeking to preserve their assets or a temporary holding account between investment decisions.

DWS Strategic Government Securities Fund - This fund seeks high current income, liquidity and security of principal. The fund invests in income producing securities with the backing of the U.S. Government, which produce moderate returns. The fund's shares are not guaranteed by the U.S. government.

DWS Small Cap Growth Fund – This fund invests in equity securities of small to medium-sized domestic companies with emerging or renewed growth potential.

DWS Emerging Markets Fund – Monies in this fund are invested in a broadly diversified global portfolio of equity securities of emerging non-U.S. markets located in growing international economies. The fund seeks long-term capital growth.

American Century Ultra Fund – Seeks to achieve long-term capital growth by investing in a common stock of medium to large sized companies considered to have better than average prospects for appreciation.

DWS High Income Plus Fund - The fund seeks high current income as its primary objective with capital appreciation as a secondary objective. The fund normally invests in individual bonds whose yields and market values may fluctuate. The fund may invest in lower-rated and non-rated securities.

Oppenheimer Small and Mid-Cap Value Fund – Fund seeks capital appreciation by investing in a diversified portfolio of fundamentally sound dividend paying small company stocks that the fund manager believes are under valued.

Perkins Small Cap Value Fund – Fund invests in at least 80% of assets in undervalued small companies whose market is within the twelve month average of the market capitalization for companies included in the Russell 2000.

1. General Description of the Plan (Continued):

Investment options (continued):

DWS Life Compass Retirement Fund – The primary objective of the fund is current income with long-term growth of capital as a secondary objective. Life Compass fund is designed for individuals who prefer to have their asset allocation decisions made by professional fund managers.

DWS Life Compass 2020 Fund - Seeks long-term growth of capital and, as a secondary objective, current income. Fund normally invests primarily in equity mutual funds with the potential for growth and capital. A portion of assets are invested in fixed income funds to minimize risk.

DWS Life Compass 2015 Fund – Seeks current income and capital appreciation by investing in a balanced portfolio of dividend-paying common stocks, U.S. and foreign government obligations and a variety of corporate fixed-income securities.

DWS – RREEF Real Estate Securities Fund - Its objective is to produce current income and capital appreciation. The fund invests primarily in real estate securities, such as equity securities of real estate investment trusts and real estate companies.

Templeton Growth Fund – The fund seeks long-term capital growth by investing in equity securities of companies located anywhere in the world, including emerging markets.

Franklin Rising Dividends Fund – Fund seeks long-term capital appreciation by investing at least 80% of its assets in companies that have paid consistently high dividends. Portfolio may be appropriate for long-term investors seeking the growth potential in mid-sized companies.

Federated Kaufmann Fund – Seeks to provide investors with capital appreciation by investing principally in stocks of small to mid-sized companies that are reasonably priced and exhibit positive growth characteristics.

(Continued)

1. General Description of the Plan (Continued):

Investment options (continued):

PIMCO Total Return Fund - Seeks maximum total return consistent with preservation of capital and prudent investment management. The fund invests at least 65% of its assets in a diversified portfolio of fixed investments, up to 30% in foreign currency-denominated securities and up to 10% in high-yield securities.

DWS S & P 500 Index Fund – Investments in this fund seek to provide results that, before expenses, correspond to the total return of common stocks publicly traded in the United States, as represented by the Standard and Poor's 500 Composite Stock Price Index.

AIM International Growth Fund – The fund's investment objective is to provide long-term growth of capital by investing in a diversified portfolio of international equity securities with strong earning momentum

Alliance Bernstein Intermediate Bond Fund – Seeks to generate income and price appreciation without assuming undue risk. Normally invests at least 75% of net assets in investment grade fixed-income securities and up to 25% in below investment grade bonds.

American Funds The Income Fund of America – Primary objective is to provide current income and, secondarily, growth of capital through a flexible mix of equity and debt instruments.

DWS Life Compass 2030/2040 Funds – Invest primarily in other DWS mutual funds. The funds are designed for investors seeking to meet their investment goals, such as retirement, around the year 2030 and 2040 respectively.

Oppenheimer Capital Income Fund – Primary objective is to provide current income through investments in both debt and equity securities.

Vesting and Forfeitures:
Participants are 100 percent vested in their own contributions. There are no matching contributions or forfeitures.

(Continued)

1. General Description of the Plan (Continued):

Participant accounts:
Each participant's account is credited with the participant's contribution and an allocation of Plan earnings or losses. Plan earnings or losses are allocated to each participant's account in the same proportion that each participant's account bears to the total of all participants' accounts. Participant contributions are deposited with each payroll and are allocated with each payroll to the investment options elected by the participant.

Participant loans receivable:
Participants may borrow from their fund accounts a minimum of $1,000 up to a maximum equal to the lesser of $50,000 or 50% of his or her account balance. Loan terms range from 1 to 5 years or may be longer for the purchase of a primary residence. The loans are secured by the balance in the participant's account and bear interest at a rate commensurate with local prevailing rates as determined by the Plan Administrator. Interest rates ranged from 4.25% to 11.00% during 2009. Principal and interest is paid ratably through payroll deductions or in equal monthly installments over the term of the loan. There were ten loans outstanding at December 31, 2009, with maturities extending to 2017.

Three deemed distribution loans, in the amount of $12,701, were in default as of December 31, 2008. Two of these loans were reclassified as deemed distributions and have been removed from plan assets. One loan in the amount of $4,202 remains outstanding but not included on Form 5500 as of December 31, 2009.

Payment of benefits:
The Plan provides that under certain conditions, participants may withdraw their vested benefit. A participant is entitled to receive the vested portion of his or her account in a lump sum distribution, or in monthly installments in the event of serious financial hardship, retirement, termination, disability, death or upon reaching age 59½ as an active employee.

Plan termination:
The Company has the right to terminate the Plan at any time. In the event of Plan termination, Plan assets will be distributed in accordance with ERISA, and participants will be 100% vested in their account balances.

(Continued)

1. General Description of the Plan (Continued):

Uncertain Income Tax Positions
On January 1, 2009, the plan adopted the new accounting standard related to uncertainty in income taxes. For the year ended December 31, 2009, the plan did not identify any uncertain tax positions taken or expected to be taken in an income tax return which would require adjustment to or disclosure in its financial statements, In addition, the plan believes its tax status would be sustained under federal, state or local income tax examination. The plan is subject to federal, state and local income tax examination in major jurisdictions for years subsequent to December 31, 2006.

2. Significant Accounting Policies:

The significant accounting policies employed in the preparation of the accompanying financial statements are as follows:

Basis of Accounting:
These financial statements are prepared on the cash basis of accounting.

Valuation of investments:
The Plan's investments are stated at fair value. The investments in DWS Trust Company pooled separate accounts are presented at fair value as measured by the net unit value that is based on the fair value of the underlying assets of the account. Net investment losses from separate accounts result from a decrease in net unit value. Cash and participant loans receivable are valued at cost, which approximates fair value. Cash, if any, represents contributions, rollovers, and loan repayments received but not processed.

Income recognition:
Purchases and sales of investments are recorded based on the trade date. Investment income is recorded as earned. Dividend income for internal funds is recorded on the ex-dividend date.

Benefit payments:
Benefit obligations for employees who have withdrawn from participation in the Plan are reflected as reductions of net assets available for benefits in the period during which benefit payments are made.

(Continued)

2. Significant Accounting Policies: (Continued)

Use of estimates:

The preparation of financial statements in conformity with generally accepted accounting principles requires the plan administrator to make estimates and assumptions that affect the reported amounts in the financial statements. Actual results could differ from those estimates.

3. Related Parties

Certain Plan investments are units of pooled separate accounts managed by DWS Trust Company. DWS is the trustee as defined by the Plan and, therefore, transactions in these pooled separate accounts qualify as party-in-interest transactions that are exempt from the prohibited transaction rules. Fees incurred by the Plan participants for investment management services amounted to $985 and $1,504 for the years ended December 31, 2009 and 2008.

4. Tax Status of the Plan

A tax determination letter has been received for the Plan indicating that the Plan is a qualified plan under the applicable sections of the Internal Revenue code. Accordingly, no provision for income taxes has been made in the accompanying statements.

5. Certified Information

The following information that was certified by DWS Trust Company to be complete and accurate as of and for the year ended December 31, 2009, was relied upon in the preparation of the financial statements and schedules:

a. Investment amounts included in the Statements of Net Assets Available for Benefits and Schedule of Assets Held for Investment Purposes

b. Changes to net assets included in the Statement of Changes in Net Assets Available for Benefits.

As permitted by Section 2520.103-8 of the Department of Labor Rules and Regulations for Reporting and Disclosure under ERISA, no auditing procedures were performed with respect to the information certified as complete and accurate by DWS Trust Company, except for comparing such information to information included in the financial statements.

6. Fair Value Measurements

The Plan's investments are reported at fair value in the accompanying statements of net assets available for benefits:

	Fair Value	Level 1	Level 3
December 31, 2009			
Mutual funds	$ 3,155,282	$ 3,155,282	$ -
Participant loans	58,850	-	58,850
Total	$ 3,214,132	$ 3,155,282	$ 58,850
December 31, 2008			
Mutual funds	$ 2,375,747	$ 2,375,747	$ -
Participant loans	82,915	-	82,915
Total	$ 2,458,662	$ 2,375,747	$ 82,915

Level 1 Fair Value Measurements

The fair value of mutual funds is based on quoted net asset values of the shares held by the Plan at year-end.

Level 3 Fair Value Measurements

The fair value of participant loans is equal to the amortized cost of the loans because the loans are secured by each respective participant's account balance. Participant loans are the only level 3 assets held by the Plan. The net decrease in participant loans was $24,065 during the 2009 Plan year.

7. Risks and Uncertainties

The plan invests in various investment securities. Investment securities are exposed to various risks such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the value of investment securities will occur in the near term and that such changes could materially affect participants' account balances and the amounts reported in the statements of net assets available for benefits.

8. Subsequent Events

Management has evaluated subsequent events through October 1, 2010, the date the financial statements were available to be issued.

SUPPLEMENTAL SCHEDULE

The Wentworth Property Management Corporation
401(k) Savings Plan #001
Employer Identification Number (EIN) 23-2896384

SCHEDULE OF ASSETS HELD FOR INVESTMENT PURPOSES

December 31, 2009

Identity of Issue	Description of Investment	Current Value
DWS Trust Co.	DWS Prime Money Market Fund	$ 349,692
DWS Trust Co.	DWS Strategic Government Securities	127,958
DWS Trust Co.	DWS Small Cap Growth	46,278
DWS Trust Co.	DWS Emerging Markets	255,122
DWS Trust Co.	American Century Ultra	266,652
DWS Trust Co.	DWS High Income Plus	164,826
DWS Trust Co.	Oppenheimer Small and Mid Cap Value	239,157
DWS Trust Co.	DWS Life Compass Retirement	173,224
DWS Trust Co.	DWS Life Compass 2020	182,328
DWS Trust Co.	DWS Life Compass 2015	292,885
DWS Trust Co.	DWS RREEF Real Estate	84,096
DWS Trust Co.	Templeton Growth Fund	201,373
DWS Trust Co.	Franklin Rising Dividends	179,330
DWS Trust Co.	PIMCO Total Return Fund	174,200
DWS Trust Co.	DWS S & P 500 Index	316,925
DWS Trust Co.	AIM International Growth	42,912
DWS Trust Co.	American the Income Fund of America	27,195
DWS Trust Co.	Alliance Bernstein Intermediate Bond	5,726
DWS Trust Co.	Federated Kaufman Fund	4,112
DWS Trust Co.	DWS Life Compass 2030	73
DWS Trust Co.	DWS Life Compass 2040	4,703
DWS Trust Co.	Perkins Small Cap Value Fund	4,167
DWS Trust Co.	Oppenheimer Capital Income Fund	12,348
		3,155,282
Participant Loans	4.25% - 11%; maturing over the years 2010 - 2017	58,850
		$3,214,132

All DWS Trust Company assets are party-in-interest investments.

This schedule was prepared from data certified as complete and accurate by DWS Trust Company.