

**USA Capital
Loan Summary
AS OF November 30, 2006**

Source: Loan Summary As of November 30, 2006 provided by Mesirow

Performance Evaluation	Loan Name	DTDF Share of Loan	DTDF Share of Loan Outstanding at 11/30/06	DTDF Share of Interest Outstanding at 11/30/06	DTDF Share of Total Outstanding at 11/30/06	DTDF Share of Interest Prepaid to Investors	DTDF Share of Collection Account			Due to DTDF
							November Interest Receipts	November Principal	Service Fee	
Non-Performing	Amesbury/Hatters Point (Amesburyport Corporation)	15.18%	2,921,766	259,714	3,181,481	-	-	-	-	-
Repaid	Ashby Financial \$7,200,000 ²	2.08%	-	-	-	-	-	-	-	-
Maturity Default	Bay Pompano Beach, LLC	0.47%	68,826	3,902	72,729	-	-	-	-	-
Special Situation	BySynergy, LLC \$4,434,446 ¹	0.00%	-	-	-	-	-	-	-	-
Maturity Default	Cloudbreak LV (Cloudbreak Las Vegas, LLC)	0.69%	26,325	274	26,600	-	284	-	22	262
Non-Performing	Colt CREC Building (Colt Gateway LLC)	100.00%	3,718,777	2,297,840	6,016,617	565,564	-	-	-	-
Non-Performing	Colt DIV added #1 (Colt Gateway LLC)	100.00%	1,500,000	1,006,520	2,506,520	170,625	-	-	-	-
Non-Performing	Colt DIV added #2 (Colt Gateway LLC)	100.00%	3,100,000	1,539,849	4,639,849	352,625	-	-	-	-
Non-Performing	Colt Gateway LLC	42.53%	2,511,344	640,511	3,151,855	348,660	-	-	(39)	-
Special Situation	EPIC Resorts	100.00%	12,970,694	7,480,582	20,451,276	-	-	-	-	-
Non-Performing	Fiesta Development McNaughton (Fiesta)	100.00%	6,000,000	1,667,189	7,667,189	-	-	-	-	-
Performing	Franklin - Stratford Investments, LLC	19.33%	974,353	10,150	984,503	-	10,464	-	810	9,654
Non-Performing	HFA- Clear Lake LLC	0.88%	141,000	33,052	174,052	18,805	-	-	-	-
Maturity Default	Huntsville (West Hills Park Joint Venture)	5.96%	624,000	84,450	708,450	19,428	-	-	-	-
Performing	Interstate Commerce Center Phase II (ISCC Phase II,	13.66%	209,908	2,099	212,007	-	1,783	-	144	1,639
Performing	Interstate Commerce Center, LLC	98.34%	1,130,620	11,306	1,141,926	-	11,577	-	934	-
Maturity Default	Lake Helen Partners ³	6.05%	191,317	23,266	214,583	-	-	-	-	-
Interest Default	Mountain House Business Park (Pegasus-MH	0.30%	50,000	2,794	52,794	-	-	-	-	-
Maturity Default	Oak Shores II (John E. King and Carole D. King)	0.07%	7,952	491	8,444	-	-	-	-	-
Special Situation	Sheraton Hotel ¹	100.00%	-	-	-	-	-	-	-	-
Interest Default	Ten-Ninety, Ltd./\$4,150,000 ⁴	20.48%	850,000	474,185	1,324,185	343,387	-	-	-	-
Interest Default	Ten-Ninety	100.00%	55,113,782	31,526,818	86,640,600	1,309,404	-	-	8,732	-
Performing	The Gardens, LLC Timeshare (The Gardens, LLC)	5.43%	195,871	2,041	197,912	-	2,147	316	166	2,297
			\$ 92,306,536	\$ 47,067,035	\$ 139,373,571	3,128,496	\$ 26,256	\$ 316	\$ 10,769	\$ 13,852

¹These loans have undetermined amounts outstanding due to bankruptcy, foreclosures, change of ownership, etc.

²Borrower is Ashby Financial Company, Inc. and R&D Land Investors, LLC.

³Borrower is Old City, L.C. and Lake Helen Partners, LLC

⁴Borrower is Ten-Ninety, Ltd. And William R. Levas and Dorothy Z. Lucas, Trustees of the Lucas Family Trust