

USA Commerical Mortgage Company
as Loan Servicing Agent for Loans Listed Below
Loan Summary for Client ID 4678

Individual Investments

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121

Loan Name	Dates	Performance Evaluation	Original Investment	Current Investment	Principal Due to (from) Investor - USA CMC	Interest Due to (from) Investor - USA CMC	Total Due to (Owed from) Investor
Amesbury/Hatters Point	12/16/02 - 04/12/06	Non-Performing	\$24,266,162	\$2,921,766	\$0	(\$218,783)	(\$218,783)
Ten-Ninety, Ltd./\$4,150,000	12/30/02 - 04/12/06	Non-Performing	\$3,243,000	\$850,000	\$0	(\$304,828)	(\$304,828)
Colt Gateway	01/16/03 - 04/12/06	Non-Performing	\$3,700,000	\$2,393,657	(\$899,168)	(\$636,066)	(\$1,535,234)
Brookmere/Matteson \$27,050,000	10/29/03 - 04/12/06	Performing	\$5,333,392	(\$4,246)	(\$1,642)	(\$9,293)	(\$10,935)
Cloudbreak LV	12/17/03 - 04/12/06	Performing	\$3,505,159	\$26,325	\$0	(\$42,177)	(\$42,177)
Interstate Commerce Center	02/20/04 - 04/12/06	Non-Performing	\$4,908,157	\$2,487,880	(\$127,186)	(\$3,959)	(\$131,145)
Huntsville	04/02/04 - 04/12/06	Non-Performing	\$1,253,000	\$624,000	\$0	(\$31,552)	(\$31,552)
The Gardens, LLC Timeshare	03/24/04 - 04/12/06	Performing	\$1,815,000	\$304,291	\$10,709	\$1,544	\$12,253
Ashby Financial \$7,200,000	05/03/04 - 04/12/06	Non-Performing	\$150,000	\$150,000	\$0	(\$30,050)	(\$30,050)
Mountain House Business Park	06/01/04 - 04/12/06	Performing	\$50,000	\$50,000	\$0	(\$4,177)	(\$4,177)
Interstate Commerce Center Phase II	08/12/04 - 04/12/06	Non-Performing	\$550,000	\$253,645	\$967	\$2,915	\$3,882
CREC Building Colt	09/26/03 - 04/12/06	Non-Performing	\$3,718,777	\$3,718,777	\$0	(\$565,564)	(\$565,564)
Ten-Ninety	04/15/02 - 04/12/06	Non-Performing	\$55,113,781	\$55,113,781	\$0	(\$1,252,109)	(\$1,252,109)
Lake Helen Partners	12/07/04 - 04/12/06	Non-Performing	\$483,000	\$191,317	\$38,519	\$29,955	\$68,474
HFA- Clear Lake	01/19/05 - 04/12/06	Non-Performing	\$441,000	\$141,000	\$0	(\$19,582)	(\$19,582)
Franklin - Stratford Investments, LLC	03/30/05 - 04/12/06	Non-Performing	\$2,910,000	\$1,010,000	\$0	(\$29,144)	(\$29,144)
Bay Pompano Beach	05/10/05 - 04/12/06	Non-Performing	\$150,730	\$72,162	\$38,855	(\$1,177)	\$37,678
Oak Shores II	06/06/05 - 04/12/06	Performing	\$10,000	\$7,952	\$2,048	(\$5)	\$2,043
Colt DIV added #1	07/10/03 - 04/12/06	Non-Performing	\$1,500,000	\$1,500,000	\$0	(\$170,625)	(\$170,625)
Colt DIV added #2	04/01/04 - 04/12/06	Non-Performing	\$3,100,000	\$3,100,000	\$0	(\$352,625)	(\$352,625)
Fiesta Development McNaughton	01/10/05 - 04/12/06	Non-Performing	\$6,000,000	\$6,000,000	\$0	\$0	\$0
Totals:			\$122,201,159	\$80,912,308	(\$936,897)	(\$3,637,302)	(\$4,574,199)

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for

Amesbury/Hatters Point

12/16/2002 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Non-Performing

1. Original Principal Investment	\$24,266,162
2. Principal Investment Assigned Out	<u>21,086,889</u>
3. Net Principal Investment	\$3,179,272
4. Principal Payments Made by Borrower to USA	\$257,506
5. Principal Payments Remitted by USA to Lender	<u>257,506</u>
6. Principal Payments Unremitted by USA to Lender	\$0
7. Interest Paid to USA by Borrower, net of service fee	\$1,171,861
8. Interest Remitted or Advanced by USA to Lender	<u>1,390,644</u>
9. Interest Due to (from) Lender	(\$218,783)
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>(218,783)</u>
12. Net Amount Currently Due to (from) Lender	(\$218,783)
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13. Unremitted Principal not held in Collection Account	\$0
14. Interest Unpaid to USA by Borrower, net of service fee	\$214,208

* Undetermined at Filing

The interest amounts assume a simple interest calculation.

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for
Ten-Ninety, Ltd./\$4,150,000

12/30/2002 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Non-Performing

1. Original Principal Investment	\$3,243,000
2. Principal Investment Assigned Out	<u>2,393,000</u>
3. Net Principal Investment	\$850,000
4. Principal Payments Made by Borrower to USA	\$0
5. Principal Payments Remitted by USA to Lender	<u>0</u>
6. Principal Payments Unremitted by USA to Lender	\$0
7. Interest Paid to USA by Borrower, net of service fee	\$0
8. Interest Remitted or Advanced by USA to Lender	<u>304,828</u>
9. Interest Due to (from) Lender	(\$304,828)
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>(304,828)</u>
12. Net Amount Currently Due to (from) Lender	(\$304,828)
<hr/>	
13. Unremitted Principal not held in Collection Account	\$0
14. Interest Unpaid to USA by Borrower, net of service fee	\$317,934

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for

Colt Gateway

1/16/2003 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Non-Performing

1. Original Principal Investment	\$3,700,000
2. Principal Investment Assigned Out	<u>0</u>
3. Net Principal Investment	\$3,700,000
4. Principal Payments Made by Borrower to USA	\$1,306,343
5. Principal Payments Remitted by USA to Lender	<u>2,205,511</u>
6. Principal Payments Unremitted by USA to Lender	(\$899,168)
7. Interest Paid to USA by Borrower, net of service fee	\$889,798
8. Interest Remitted or Advanced by USA to Lender	<u>1,525,865</u>
9. Interest Due to (from) Lender	(\$636,066)
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>(636,066)</u>
12. Net Amount Currently Due to (from) Lender	(\$1,535,234)
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13. Unremitted Principal not held in Collection Account	(\$899,168)
14. Interest Unpaid to USA by Borrower, net of service fee	\$266,729

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for
Brookmere/Matteson \$27,050,000

10/29/2003 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Performing

1. Original Principal Investment	\$5,333,392
2. Principal Investment Assigned Out	<u>4,876,626</u>
3. Net Principal Investment	\$456,766
4. Principal Payments Made by Borrower to USA	\$461,013
5. Principal Payments Remitted by USA to Lender	<u>462,654</u>
6. Principal Payments Unremitted by USA to Lender	(\$1,642)
7. Interest Paid to USA by Borrower, net of service fee	\$145,687
8. Interest Remitted or Advanced by USA to Lender	<u>154,980</u>
9. Interest Due to (from) Lender	(\$9,293)
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>(9,293)</u>
12. Net Amount Currently Due to (from) Lender	(\$10,935)
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13. Unremitted Principal not held in Collection Account	(\$1,642)
14. Interest Unpaid to USA by Borrower, net of service fee	\$1,188

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for

Cloudbreak LV

12/17/2003 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Performing

1. Original Principal Investment	\$3,505,159
2. Principal Investment Assigned Out	<u>3,478,834</u>
3. Net Principal Investment	\$26,325
4. Principal Payments Made by Borrower to USA	\$0
5. Principal Payments Remitted by USA to Lender	<u>0</u>
6. Principal Payments Unremitted by USA to Lender	\$0
7. Interest Paid to USA by Borrower, net of service fee	\$405,770
8. Interest Remitted or Advanced by USA to Lender	<u>447,948</u>
9. Interest Due to (from) Lender	(\$42,177)
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>(42,177)</u>
12. Net Amount Currently Due to (from) Lender	(\$42,177)
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13. Unremitted Principal not held in Collection Account	\$0
14. Interest Unpaid to USA by Borrower, net of service fee	\$9,235

* Undetermined at Filing

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for
Interstate Commerce Center

2/20/2004 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Non-Performing

1. Original Principal Investment	\$4,908,157
2. Principal Investment Assigned Out	<u>400,000</u>
3. Net Principal Investment	\$4,508,157
4. Principal Payments Made by Borrower to USA	\$2,020,277
5. Principal Payments Remitted by USA to Lender	<u>2,147,463</u>
6. Principal Payments Unremitted by USA to Lender	(\$127,186)
7. Interest Paid to USA by Borrower, net of service fee	\$648,134
8. Interest Remitted or Advanced by USA to Lender	<u>652,093</u>
9. Interest Due to (from) Lender	(\$3,959)
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>(3,959)</u>
12. Net Amount Currently Due to (from) Lender	(\$131,145)
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13. Unremitted Principal not held in Collection Account	(\$127,186)
14. Interest Unpaid to USA by Borrower, net of service fee	(\$8,460)

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for

Huntsville

4/2/2004 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Non-Performing

1. Original Principal Investment	\$1,253,000
2. Principal Investment Assigned Out	<u>629,000</u>
3. Net Principal Investment	\$624,000
4. Principal Payments Made by Borrower to USA	\$0
5. Principal Payments Remitted by USA to Lender	<u>0</u>
6. Principal Payments Unremitted by USA to Lender	\$0
7. Interest Paid to USA by Borrower, net of service fee	\$64,197
8. Interest Remitted or Advanced by USA to Lender	<u>95,749</u>
9. Interest Due to (from) Lender	(\$31,552)
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>(31,552)</u>
12. Net Amount Currently Due to (from) Lender	(\$31,552)
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13. Unremitted Principal not held in Collection Account	\$0
14. Interest Unpaid to USA by Borrower, net of service fee	\$32,348

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for
The Gardens, LLC Timeshare

3/24/2004 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Performing

1. Original Principal Investment	\$1,815,000
2. Principal Investment Assigned Out	<u>1,500,000</u>
3. Net Principal Investment	\$315,000
4. Principal Payments Made by Borrower to USA	\$10,709
5. Principal Payments Remitted by USA to Lender	<u>0</u>
6. Principal Payments Unremitted by USA to Lender	\$10,709
7. Interest Paid to USA by Borrower, net of service fee	\$127,051
8. Interest Remitted or Advanced by USA to Lender	<u>125,507</u>
9. Interest Due to (from) Lender	\$1,544
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>1,544</u>
12. Net Amount Currently Due to (from) Lender	\$12,253
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13. Unremitted Principal not held in Collection Account	\$10,709
14. Interest Unpaid to USA by Borrower, net of service fee	\$3,915

* Undetermined at Filing

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for
Ashby Financial \$7,200,000

5/3/2004 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Non-Performing

1. Original Principal Investment	\$150,000
2. Principal Investment Assigned Out	<u>0</u>
3. Net Principal Investment	\$150,000
4. Principal Payments Made by Borrower to USA	\$0
5. Principal Payments Remitted by USA to Lender	<u>0</u>
6. Principal Payments Unremitted by USA to Lender	\$0
7. Interest Paid to USA by Borrower, net of service fee	\$0
8. Interest Remitted or Advanced by USA to Lender	<u>30,050</u>
9. Interest Due to (from) Lender	(\$30,050)
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>(30,050)</u>
12. Net Amount Currently Due to (from) Lender	(\$30,050)
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13. Unremitted Principal not held in Collection Account	\$0
14. Interest Unpaid to USA by Borrower, net of service fee	\$32,198

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for
Mountain House Business Park

6/1/2004 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Performing

1. Original Principal Investment	\$50,000
2. Principal Investment Assigned Out	0
3. Net Principal Investment	<u>\$50,000</u>
4. Principal Payments Made by Borrower to USA	\$0
5. Principal Payments Remitted by USA to Lender	0
6. Principal Payments Unremitted by USA to Lender	<u>\$0</u>
7. Interest Paid to USA by Borrower, net of service fee	\$9,231
8. Interest Remitted or Advanced by USA to Lender	13,408
9. Interest Due to (from) Lender	<u>(\$4,177)</u>
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	(4,177)
12. Net Amount Currently Due to (from) Lender	<u>(\$4,177)</u>
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13. Unremitted Principal not held in Collection Account	\$0
14. Interest Unpaid to USA by Borrower, net of service fee	\$229

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for

Interstate Commerce Center Phase II

8/12/2004 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Non-Performing

1. Original Principal Investment	\$550,000
2. Principal Investment Assigned Out	0
3. Net Principal Investment	<u>\$550,000</u>
4. Principal Payments Made by Borrower to USA	\$296,355
5. Principal Payments Remitted by USA to Lender	<u>295,388</u>
6. Principal Payments Unremitted by USA to Lender	\$967
7. Interest Paid to USA by Borrower, net of service fee	\$90,893
8. Interest Remitted or Advanced by USA to Lender	<u>87,978</u>
9. Interest Due to (from) Lender	\$2,915
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>2,915</u>
12. Net Amount Currently Due to (from) Lender	\$3,882
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13. Unremitted Principal not held in Collection Account	\$967
14. Interest Unpaid to USA by Borrower, net of service fee	\$6,564

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for

CREC Building Colt

9/26/2003 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Non-Performing

1. Original Principal Investment	\$3,718,777
2. Principal Investment Assigned Out	<u>0</u>
3. Net Principal Investment	\$3,718,777
4. Principal Payments Made by Borrower to USA	\$0
5. Principal Payments Remitted by USA to Lender	<u>0</u>
6. Principal Payments Unremitted by USA to Lender	\$0
7. Interest Paid to USA by Borrower, net of service fee	\$0
8. Interest Remitted or Advanced by USA to Lender	<u>565,564</u>
9. Interest Due to (from) Lender	(\$565,564)
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>(565,564)</u>
12. Net Amount Currently Due to (from) Lender	(\$565,564)
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13. Unremitted Principal not held in Collection Account	\$0
14. Interest Unpaid to USA by Borrower, net of service fee	\$1,489,060

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for

Ten-Ninety

4/15/2002 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Non-Performing

1. Original Principal Investment	\$55,113,781
2. Principal Investment Assigned Out	<u>0</u>
3. Net Principal Investment	\$55,113,781
4. Principal Payments Made by Borrower to USA	\$0
5. Principal Payments Remitted by USA to Lender	<u>0</u>
6. Principal Payments Unremitted by USA to Lender	\$0
7. Interest Paid to USA by Borrower, net of service fee	\$7,155,803
8. Interest Remitted or Advanced by USA to Lender	<u>8,407,913</u>
9. Interest Due to (from) Lender	(\$1,252,109)
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>(1,252,109)</u>
12. Net Amount Currently Due to (from) Lender	(\$1,252,109)
<hr/>	
13. Unremitted Principal not held in Collection Account	\$0
14. Interest Unpaid to USA by Borrower, net of service fee	\$22,315,450

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for

Lake Helen Partners

12/7/2004 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Non-Performing

1. Original Principal Investment	\$483,000
2. Principal Investment Assigned Out	<u>200,000</u>
3. Net Principal Investment	\$283,000
4. Principal Payments Made by Borrower to USA	\$91,683
5. Principal Payments Remitted by USA to Lender	<u>53,164</u>
6. Principal Payments Unremitted by USA to Lender	\$38,519
7. Interest Paid to USA by Borrower, net of service fee	\$77,146
8. Interest Remitted or Advanced by USA to Lender	<u>47,191</u>
9. Interest Due to (from) Lender	\$29,955
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>29,955</u>
12. Net Amount Currently Due to (from) Lender	\$68,474
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13. Unremitted Principal not held in Collection Account	\$38,519
14. Interest Unpaid to USA by Borrower, net of service fee	\$7,860

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for

HFA- Clear Lake

1/19/2005 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Non-Performing

1. Original Principal Investment	\$441,000
2. Principal Investment Assigned Out	<u>300,000</u>
3. Net Principal Investment	\$141,000
4. Principal Payments Made by Borrower to USA	\$0
5. Principal Payments Remitted by USA to Lender	<u>0</u>
6. Principal Payments Unremitted by USA to Lender	\$0
7. Interest Paid to USA by Borrower, net of service fee	\$0
8. Interest Remitted or Advanced by USA to Lender	<u>19,582</u>
9. Interest Due to (from) Lender	(\$19,582)
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>(19,582)</u>
12. Net Amount Currently Due to (from) Lender	(\$19,582)
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13. Unremitted Principal not held in Collection Account	\$0
14. Interest Unpaid to USA by Borrower, net of service fee	\$22,502

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for

Franklin - Stratford Investments, LLC

3/30/2005 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Non-Performing

1. Original Principal Investment	\$2,910,000
2. Principal Investment Assigned Out	<u>1,900,000</u>
3. Net Principal Investment	\$1,010,000
4. Principal Payments Made by Borrower to USA	\$0
5. Principal Payments Remitted by USA to Lender	<u>0</u>
6. Principal Payments Unremitted by USA to Lender	\$0
7. Interest Paid to USA by Borrower, net of service fee	\$153,643
8. Interest Remitted or Advanced by USA to Lender	<u>182,787</u>
9. Interest Due to (from) Lender	(\$29,144)
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>(29,144)</u>
12. Net Amount Currently Due to (from) Lender	(\$29,144)
<hr/>	
13. Unremitted Principal not held in Collection Account	\$0
14. Interest Unpaid to USA by Borrower, net of service fee	\$34,796

* Undetermined at Filing

The interest amounts assume a simple interest calculation.

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for

Bay Pompano Beach

5/10/2005 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Non-Performing

1. Original Principal Investment	\$150,730
2. Principal Investment Assigned Out	0
3. Net Principal Investment	<u>\$150,730</u>
4. Principal Payments Made by Borrower to USA	\$78,569
5. Principal Payments Remitted by USA to Lender	<u>39,713</u>
6. Principal Payments Unremitted by USA to Lender	\$38,855
7. Interest Paid to USA by Borrower, net of service fee	\$10,570
8. Interest Remitted or Advanced by USA to Lender	<u>11,747</u>
9. Interest Due to (from) Lender	(\$1,177)
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>(1,177)</u>
12. Net Amount Currently Due to (from) Lender	\$37,678
<hr/>	
13. Unremitted Principal not held in Collection Account	\$38,855
14. Interest Unpaid to USA by Borrower, net of service fee	\$327

* Undetermined at Filing

The interest amounts assume a simple interest calculation.

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for

Oak Shores II

6/6/2005 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Performing

1. Original Principal Investment	\$10,000
2. Principal Investment Assigned Out	0
3. Net Principal Investment	<u>\$10,000</u>
4. Principal Payments Made by Borrower to USA	\$2,048
5. Principal Payments Remitted by USA to Lender	0
6. Principal Payments Unremitted by USA to Lender	<u>\$2,048</u>
7. Interest Paid to USA by Borrower, net of service fee	\$699
8. Interest Remitted or Advanced by USA to Lender	703
9. Interest Due to (from) Lender	<u>(\$5)</u>
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>(5)</u>
12. Net Amount Currently Due to (from) Lender	<u>\$2,043</u>
<hr/>	
13. Unremitted Principal not held in Collection Account	\$2,048
14. Interest Unpaid to USA by Borrower, net of service fee	\$118

* Undetermined at Filing

The interest amounts assume a simple interest calculation.

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for

Colt DIV added #1

7/10/2003 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Non-Performing

1. Original Principal Investment	\$1,500,000
2. Principal Investment Assigned Out	<u>0</u>
3. Net Principal Investment	\$1,500,000
4. Principal Payments Made by Borrower to USA	\$0
5. Principal Payments Remitted by USA to Lender	<u>0</u>
6. Principal Payments Unremitted by USA to Lender	\$0
7. Interest Paid to USA by Borrower, net of service fee	\$0
8. Interest Remitted or Advanced by USA to Lender	<u>170,625</u>
9. Interest Due to (from) Lender	(\$170,625)
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>(170,625)</u>
12. Net Amount Currently Due to (from) Lender	(\$170,625)
<hr/>	
13. Unremitted Principal not held in Collection Account	\$0
14. Interest Unpaid to USA by Borrower, net of service fee	\$641,250

* Undetermined at Filing

The interest amounts assume a simple interest calculation.

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for

Colt DIV added #2

4/1/2004 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Non-Performing

1. Original Principal Investment	\$3,100,000
2. Principal Investment Assigned Out	<u>0</u>
3. Net Principal Investment	\$3,100,000
4. Principal Payments Made by Borrower to USA	\$0
5. Principal Payments Remitted by USA to Lender	<u>0</u>
6. Principal Payments Unremitted by USA to Lender	\$0
7. Interest Paid to USA by Borrower, net of service fee	\$0
8. Interest Remitted or Advanced by USA to Lender	<u>352,625</u>
9. Interest Due to (from) Lender	(\$352,625)
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	<u>(352,625)</u>
12. Net Amount Currently Due to (from) Lender	(\$352,625)
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13. Unremitted Principal not held in Collection Account	\$0
14. Interest Unpaid to USA by Borrower, net of service fee	\$1,023,000

* Undetermined at Filing

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USA Commerical Mortgage Company ("USA")

as Loan Servicing Agent for
Fiesta Development McNaughton

1/10/2005 - 4/12/2006

Vesting Name: USA Capital Diversified Trust Deed Fund
Address: 4484 S Pecos Rd
Las Vegas, NV 89121
Client ID: 4678

Performance Evaluation: Non-Performing

1. Original Principal Investment	\$6,000,000
2. Principal Investment Assigned Out	0
3. Net Principal Investment	\$6,000,000
4. Principal Payments Made by Borrower to USA	\$0
5. Principal Payments Remitted by USA to Lender	0
6. Principal Payments Unremitted by USA to Lender	\$0
7. Interest Paid to USA by Borrower, net of service fee	\$0
8. Interest Remitted or Advanced by USA to Lender	0
9. Interest Due to (from) Lender	\$0
10. Unremitted Principal held in Collection Account	\$0 *
11. Interest Due to (from) Lender	0
12. Net Amount Currently Due to (from) Lender	\$0
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13. Unremitted Principal not held in Collection Account	\$0
14. Interest Unpaid to USA by Borrower, net of service fee	\$976,444

* Undetermined at Filing

The interest amounts assume a simple interest calculation.

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