

**USA Capital**  
**DTF LOAN SUMMARY**  
**AS OF August 31, 2006**

Source: Loan Summary As of August 31, 2006 provided by Mesirow

Performance Evaluation	Loan Name	DTF Share of Loan	DTF Share of Loan Outstanding at 8/31/06	DTF Share of Interest Outstanding at 8/31/06	DTF Share of Interest Prepaid to Lenders <sup>2</sup>	DTF Share of Collection Account <sup>6</sup>			Due to DTF
						Interest Receipts	Principal	Service Fee	
Non-Performing	Amesbury/Hatters Point (Amesburyport Corporation)	15.18%	2,921,766	220,818	15,619	-	-	-	-
Non-Performing	Ashby Financial \$7,200,000 <sup>3</sup>	2.08%	150,000	41,400	32,200	-	-	-	-
Non-Performing	Bay Pompano Beach, LLC	0.47%	68,814	1,553	-	764	319	59	1,024
Special Situation	BySynergy, LLC \$4,434,446	0.00%	-	-	-	-	-	-	-
Performing	Cloudbreak LV (Cloudbreak Las Vegas, LLC)	0.69%	26,325	283	-	558	-	44	514
Non-Performing	Colt CREC Building (Colt Gateway LLC)	100.00%	3,718,777	2,075,357	565,564	-	-	-	-
Non-Performing	Colt DIV added #1 (Colt Gateway LLC)	100.00%	1,500,000	913,835	170,625	-	-	-	-
Non-Performing	Colt DIV added #2 (Colt Gateway LLC)	100.00%	3,100,000	1,368,442	352,625	-	-	-	-
Non-Performing	Colt Gateway LLC	42.53%	2,393,657	607,027	348,660	-	-	-	-
Special Situation	EPIC Resorts <sup>1</sup>	0.00%	TBD	-	-	-	-	-	-
Non-Performing	Fiesta Development McNaughton (Fiesta Development, Inc.)	100.00%	6,000,000	1,420,658	-	-	-	-	-
Performing	Franklin - Stratford Investments, LLC	19.33%	974,353	10,789	-	32,426	35,647	2,520	65,553
Non-Performing	HFA- Clear Lake LLC	0.88%	141,000	28,597	18,805	-	-	-	-
Non-Performing	Huntsville (West Hills Park Joint Venture)	5.96%	624,000	62,529	19,428	-	-	-	-
Performing	Interstate Commerce Center Phase II (ISCC Phase II, LLC)	13.66%	209,908	1,992	-	14,039	43,737	1,135	56,642
Performing	Interstate Commerce Center, LLC	98.34%	1,664,171	(346)	98,499	112,438	823,709	7,338	830,311
Non-Performing	Lake Helen Partners <sup>4</sup>	6.05%	191,317	15,590	-	-	-	-	-
Non-Performing	Mountain House Business Park (Pegasus-MH Ventures I, LLC)	0.30%	50,000	1,096	-	29	-	2	27
Non-Performing	Oak Shores II (John E. King and Carole D. King)	0.07%	7,952	220	-	45	-	3	42
Special Situation	Sheraton Hotel <sup>1</sup>	0.00%	-	-	-	-	-	-	-
Non-Performing	Ten-Ninety, Ltd. <sup>5</sup> /\$4,150,000	20.48%	850,000	431,607	343,387	-	-	-	-
Non-Performing	Ten-Ninety	100.00%	55,113,781	29,813,491	875,557	-	-	-	-
Performing	The Gardens, LLC Timeshare (The Gardens, LLC)	5.43%	200,479	2,152	-	5,086	14,683	407	19,362
			<u>\$ 79,906,302</u>	<u>\$ 37,017,089</u>	<u>\$ 2,840,967</u>	<u>\$ 165,386</u>	<u>\$ 918,095</u>	<u>\$ 11,508</u>	<u>\$ 973,474</u>

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

<sup>2</sup> Interest paid to Investors in excess of amounts paid by borrowers.

<sup>3</sup> Borrower is Ashby Financial Company, Inc. and R&D Land Investors, LLC.

<sup>4</sup> Borrower is Old City, L.C. and Lake Helen Partners, LLC

<sup>5</sup> Borrower is Ten-Ninety, Ltd. And William R. Levas and Dorothy Z. Lucas, Trustees of the Lucas Family Trust

<sup>6</sup> Balances relate to July and August 2006 collections.