

**USA CAPITAL
DTF LOAN SUMMARY
AS OF JULY 31, 2006**

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

Performance Evaluation	Loan Name	Origination Date	DTF Share of Loan	DTF Share of Loan Outstanding at 7/31/06	DTF Share of Interest Outstanding at 7/31/06	Interest Prepaid to DTF ³	DTF Share of Collection Account			Due to DTF			
							Interest	Principal	Service Fee				
Non-Performing	Amesbury/Hatters Point (Amesburyport Corporation)	12/16/02	15.18%	2,920,965	186,315	149,575	146,677	-	10,735	-			
Non-Performing	Ashby Financial \$7,200,000 ⁴	5/3/04	2.08%	149,760	39,786	32,149	-	-	-	-			
Performing	Bay Pompano Beach, LLC	6/20/05	0.47%	68,814	774	505	3,195	7,525	242	9,973			
Special Situation	BySynergy, LLC \$4,434,446	2/3/06	51.48%	2,282,853	-	-	-	-	-	-			
Performing	Cloudbreak LV (Cloudbreak Las Vegas, LLC)	12/17/03	0.69%	26,325	320	36	1,115	-	88	991			
Non-Performing	Colt CREC Building (Colt Gateway LLC)	9/26/03	100.00%	3,718,777	2,001,470	565,564	-	-	-	-			
Non-Performing	Colt DIV added #1 ¹ (Colt Gateway LLC)	7/10/03	100.00%	1,500,000	883,054	170,625	-	-	-	-			
Non-Performing	Colt DIV added #2 ¹ (Colt Gateway LLC)	7/10/03	100.00%	3,100,000	1,311,461	352,625	-	-	-	-			
Non-Performing	Colt Gateway LLC	1/17/03	42.53%	2,393,728	568,780	372,106	-	-	-	-			
Special Situation	EPIC Resorts ¹	Undetermined	100.00%	TBD	-	-	-	-	-	-			
Non-Performing	Fiesta Development McNaughton ¹ (Fiesta Development, Inc.)	1/10/05	100.00%	6,000,000	1,338,507	-	-	-	-	-			
Non-Performing	Franklin - Stratford Investments, LLC	3/30/05	19.33%	1,010,000	32,658	1,399	22,532	-	1,774	19,360			
Non-Performing	HFA- Clear Lake LLC	1/6/05	0.88%	141,240	27,125	18,837	-	-	-	-			
Non-Performing	Huntsville (West Hills Park Joint Venture)	3/31/04	5.96%	624,310	55,471	39,541	21,502	-	1,696	-			
Non-Performing	Interstate Commerce Center Phase II (ISCC Phase II, LLC)	8/11/04	13.72%	254,760	14,101	-	-	0	-	0			
Performing	Interstate Commerce Center, LLC	2/20/04	98.34%	1,946,803	(89,827)	211,728	333,596	541,077	20,061	642,884			
Non-Performing	Lake Helen Partners ⁵	12/7/04	6.05%	191,317	13,038	-	-	-	-	-			
Performing	Mountain House Business Park ² (Pegasus-MH Ventures I, LLC)	6/10/04	0.30%	50,000	560	-	2,203	-	167	2,036			
Non-Performing	Oak Shores II (John E. King and Carole D. King)	6/6/05	0.07%	7,952	130	-	309	-	23	286			
Special Situation	Sheraton Hotel ¹	9/28/99	100.00%	TBD	-	-	-	-	-	-			
Non-Performing	Ten-Ninety, Ltd./\$4,150,000 ⁶	12/30/02	20.48%	849,920	417,380	343,354	-	-	-	-			
Non-Performing	Ten-Ninety ¹	4/15/02	100.00%	55,113,781	28,375,618	1,252,110	-	-	-	-			
Performing	The Gardens, LLC Timeshare (The Gardens, LLC)	3/24/04	5.43%	211,934	2,383	11,100	23,673	103,066	1,883	113,756			
							\$ 82,563,239	\$ 35,179,104	\$ 3,521,254	\$ 554,802	\$ 651,668	\$ 36,669	\$ 789,285

¹Status of these loans is undetermined due to bankruptcy, foreclosures, change of ownership, etc. More research is being performed.

² Loan listed as performing as sufficient cash is held as Disbursing Agent to pay outstanding interest due.

³ Interest paid to Investors in excess of amounts paid by borrowers.

⁴ Borrower is Ashby Financial Company, Inc. and R&D Land Investors, LLC.

⁵ Borrower is Old City, L.C. and Lake Helen Partners, LLC

⁶ Borrower is Ten-Ninety, Ltd. And William R. Levas and Dorothy Z. Lucas, Trustees of the Lucas Family Trust

Preliminary Numbers Subject to Revision