

**USA CAPITAL
DTF Loan Summary
As Of September 30, 2006**

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

Performance Evaluation	Loan Name	DTF Share of Loan	DTF Share of Loan Outstanding at 9/30/06	DTF Share of Interest Outstanding at 9/30/06	DTF Share of Interest Prepaid to Direct Lenders	DTF Share of Collection Account			Due to DTF
						September Interest Receipts	September Principal	Service Fee	
Non-Performing	Amesbury/Hatters Point (Amesburyport Corporation)	15.18%	2,921,766	188,168	15,619	67,248	-	4,904	46,725
Repaid	Ashby Financial \$7,200,000 ²	2.08%	-	-	32,200	41,878	150,000	3,399	156,279
Maturity Default	Bay Pompano Beach, LLC	0.47%	68,814	2,315	-	-	-	-	-
Special Situation	BySynergy, LLC \$4,434,446 ¹	0.00%	-	-	-	-	-	-	-
Maturity Default	Cloudbreak LV (Cloudbreak Las Vegas, LLC)	0.69%	26,325	274	-	283	-	22	261
Non-Performing	Colt CREC Building (Colt Gateway LLC)	100.00%	3,718,777	2,147,784	565,564	-	-	-	-
Non-Performing	Colt DIV added #1 (Colt Gateway LLC)	100.00%	1,500,000	944,008	170,625	-	-	-	-
Non-Performing	Colt DIV added #2 (Colt Gateway LLC)	100.00%	3,100,000	1,424,298	352,625	-	-	-	-
Non-Performing	Colt Gateway LLC	42.53%	2,393,657	644,536	348,660	-	-	-	-
Special Situation	EPIC Resorts	0.00%	0	0	-	-	-	-	-
Performing	Fiesta Development McNaughton (Fiesta Development, Inc.)	100.00%	6,000,000	1,501,048	-	-	-	-	-
Performing	Franklin - Stratford Investments, LLC	19.33%	974,353	(5)	-	20,944	-	1,647	19,296
Non-Performing	HFA- Clear Lake LLC	0.88%	141,000	30,065	18,805	-	-	-	-
Maturity Default	Huntsville (West Hills Park Joint Venture)	5.96%	624,000	69,680	19,428	-	-	-	-
Performing	Interstate Commerce Center Phase II (ISCC Phase II, LLC)	13.66%	209,908	(206)	-	4,297	-	168	4,129
Performing	Interstate Commerce Center, LLC	98.34%	1,130,060	(455)	-	14,662	534,111	2,534	546,239
Maturity Default	Lake Helen Partners ³	6.05%	191,317	18,090	-	-	-	-	-
Interest Default	Mountain House Business Park (Pegasus-MH Ventures I, LLC)	0.30%	50,000	1,650	-	-	-	-	-
Maturity Default	Oak Shores II (John E. King and Carole D. King)	0.07%	7,952	309	-	-	-	-	-
Special Situation	Sheraton Hotel ¹	0.00%	-	-	-	-	-	-	-
Interest Default	Ten-Ninety, Ltd./\$4,150,000 ⁴	20.48%	850,000	445,491	343,387	-	-	-	-
Interest Default	Ten-Ninety	100.00%	55,113,781	31,228,946	875,557	-	-	-	-
Non-Performing	The Gardens, LLC Timeshare (The Gardens, LLC)	5.43%	200,479	4,263	-	-	-	-	-
			\$ 79,222,191	\$ 38,650,257	\$ 2,742,469	\$ 149,312	\$ 684,111	\$ 12,675	\$ 772,929

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