

Crow Finance and Realty, LLC provided debt and equity financing for:

FRISCO MARKET CENTER

Frisco, Texas

Closed September 2007



Property Information

| | |
|-----------------|-----------|
| Property Type | Retail |
| Land Acres | 88.00 |
| Net Saleable SF | 3,833,280 |

Loan Information

| | |
|---------------|--------------|
| Debt | \$34,069,302 |
| Term (months) | 36 |
| Recourse | Limited |
| LTC | 75% |

Investor Information

| | |
|---------------------------|-------------|
| Equity | \$6,000,000 |
| Investor IRR | 15.0% |
| Deal IRR | 18.0% |
| Multiple (\$1 grows to:) | \$1.68 |
| Time to Multiple (months) | 48 |