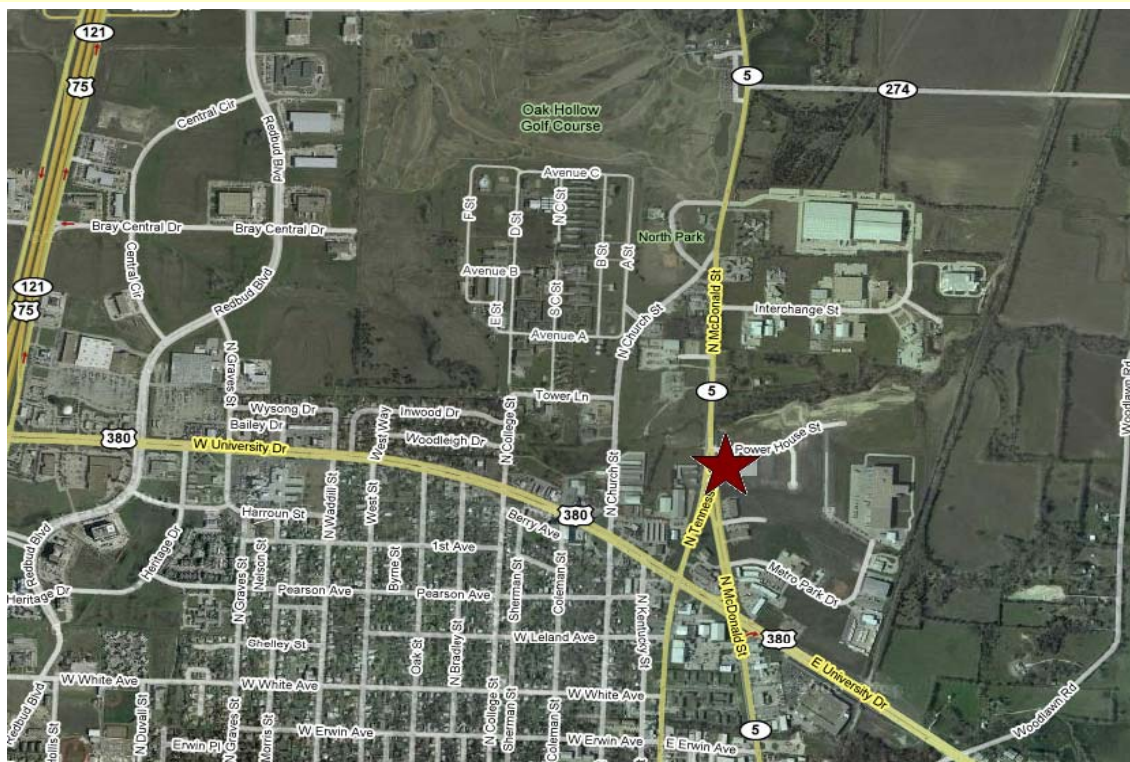


Crow Finance and Realty, LLC provided debt and equity financing for:

POWERHOUSE BUSINESS PARK

McKinney, Texas

Closed July 2005



Property Information

Property Type	Industrial
Land Acres	3.98
Net Saleable SF	49,980

Loan Information

Debt	\$2,625,000
Term (months)	36
Recourse	Full
LTC	80%

Investor Information

Equity	\$655,000
Investor IRR	24.2%
Deal IRR	27.9%
Multiple (\$1 grows to:)	\$1.86
Time to Multiple (months)	36