

Crow Finance and Realty, LLC provided equity financing for:

STAR RIVERSIDE - Phase I
I-35, Riverside Drive, and Town Lake
Closed June 2007



Property Information	
Property Type	Land (Condominium Development)
Land Acres	4.00
Total Residential Units	68
Average Unit SF	1,614
Total Net Rentable SF	109,778

Investor Information	
Equity Contribution	\$8,664,614
Investor IRR	34.7%
Deal IRR	42.9%
Multiple (\$1 grows to:)	\$1.81
Time to Multiple (months)	24