

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

THE SHOPS AT STARWOOD
Northwest Corner - Lebanon @ Tollway, Frisco, TX
Closed August 2005



| Property Information | |
|----------------------|------------------------|
| Property Type | Life-Style Development |
| Land Acres | 4.70 |
| Net Saleable SF | 55,447 |

| Loan Information | |
|------------------|-------------|
| Debt | \$9,100,000 |
| Term (months) | 36 |
| Recourse | None |
| LTC | 80% |

| Investor Information | |
|---------------------------|-------------|
| Equity | \$2,217,041 |
| Investor IRR | 28.9% |
| Deal IRR | 43.9% |
| Multiple (\$1 grows to:) | \$2.13 |
| Time to Multiple (months) | 36 |