

information as provided in the
Offering Memorandum dated
October 27, 1997

as of 12/31/98

Loan #	Property	information as provided in the Offering Memorandum dated October 27, 1997			as of 12/31/98			
		Annual NOI	Rolling DSCR	Physical Occupancy	Effective Gross Income	Annual NOI	Rolling DSCR	Physical Occupancy
170000	MISSION POINT CLUB	\$416,810	1.44	95%	\$1,322,258	\$496,018	1.71	98%
218000	COTTAGE VILLAS OF ARDEN HILLS	\$337,163	1.26	96%	\$489,964	\$337,549	1.26	93%
247000	GALBRAITH POINTE	\$401,268	1.17	96%	\$731,699	\$382,742	1.11	95%
248000	EAGLES VIEW	\$283,541	0.84	94%	\$627,758	\$359,063	1.06	94%
297000	LAS MONTANAS VILLAGE	\$297,148	1.38	97%	\$543,526	\$305,475	1.41	94%
326000	ELDORADO	\$436,663	1.29	98%	\$558,258	\$292,921	0.87	94%
327000	COTTAGES OF STEWARTVILLE	\$277,871	1.44	98%	\$418,505	\$287,353	1.49	100%
371000	THE RAPIDS	\$330,420	1.13	91%	\$704,480	\$331,010	1.13	94%
372010	HOLLYBROOK	\$286,612	1.26	97%	\$567,259	\$260,290	1.15	98%
373000	SANDY PINES	\$76,800	0.90	100%	\$269,368	\$99,230	1.16	91%
376000	OLD JEFFERSON ESTATES	\$122,765	2.03	79%	\$278,646	\$49,268	0.82	98%
377010	GIFFORD GROVES	\$87,206	0.55	100%	\$372,060	\$156,590	0.99	92%
378000	COUNTRY CLUB WOODS	\$38,659	0.57	100%	\$190,937	\$67,183	1.00	95%
379000	CALUSA SPRINGS	\$138,912	1.19	100%	\$313,623	\$155,772	1.30	93%
380000	FOREST GROVE	\$367,052	1.06	96%	\$709,344	\$374,592	1.08	96%
381010	WILLOW GLEN	\$357,306	0.93	89%	\$747,201	\$367,319	0.96	96%
382000	INWOOD TERRACE VILLAGE	\$233,775	1.00	96%	\$457,965	\$207,157	0.89	98%
383000	PUMPHOUSE CROSSING II	\$138,184	1.16	95%	\$210,023	\$95,223	0.80	92%
384000	BLACK RIVER RUN	\$127,356	1.23	91%	\$182,087	\$74,524	0.72	83%
389000	CENTURY COURT	\$303,149	1.34	98%	\$442,388	\$314,848	1.39	100%
400000	CASA MIRAGE	\$325,356	1.37	96%	\$748,430	\$243,577	1.02	95%
401000	CORNERSTONE	\$292,721	1.02	98%	\$695,500	\$257,953	0.90	98%
403000	SIEGEN VILLAGE	\$984,200	1.02	95%	\$1,777,853	\$1,043,213	1.08	94%
404000	HICKORY POINTE	\$480,992	1.07	88%	\$855,918	\$477,018	1.07	88%
405000	ARBOR POINTE	\$496,644	1.16	96%	\$852,819	\$522,382	1.22	98%
406000	CRANBERRY POINTE	\$332,361	1.17	95%	\$610,667	\$337,434	1.19	97%
407000	JEFFERSON LAKES PHASE III	\$352,123	1.17	94%	\$598,201	\$373,854	1.24	95%
409000	FLAMBEAU VILLAGE	\$205,677	1.38	98%	\$332,023	\$202,098	1.35	100%
410000	STARRFIRE	\$150,562	1.20	100%	\$225,116	\$140,194	1.11	95%
411000	TURTLE CREEK II	\$111,632	0.79	93%	\$262,589	\$150,991	1.08	96%
412000	FAIRWAYS AT LOST SPRINGS	\$294,540	0.79	97%	\$563,180	\$244,368	0.66	87%
413000	JOHNSON MEADOWS	\$330,956	1.07	90%	\$541,136	\$309,271	1.00	100%
414000	WEST END PLACE	\$328,515	1.23	100%	\$492,851	\$318,962	1.20	100%
415000	PIKE PLACE	\$333,445	1.11	93%	\$533,645	\$289,869	0.96	85%
416000	SHADOW LAKE	\$265,418	0.89	100%	\$447,424	\$205,308	0.69	85%
417000	GLADIOLUS ESTATES	\$319,523	1.23	100%	\$499,420	\$312,702	1.20	99%
419000	VALLEYBROOK	\$1,004,888	1.13	92%	\$1,760,564	\$967,647	1.08	94%
420000	OAK HARBOR	\$685,240	1.84	99%	\$1,224,010	\$641,803	1.73	98%
421000	SILVER PINES	\$813,202	1.69	99%	\$1,643,463	\$865,635	1.80	96%
422000	PALLADIO	\$430,540	1.17	94%	\$704,723	\$366,352	1.00	98%
423000	PETERSON PARK	\$114,312	1.21	97%	\$250,876	\$112,248	1.19	98%
424000	VISTA POINTE	\$346,492	1.21	94%	\$553,903	\$318,906	1.11	98%
425000	BALLINGER OAKS	\$304,001	1.67	94%	\$866,018	\$293,071	1.61	96%
427000	COUNTRY CLUB PARK	\$395,912	1.54	97%	\$991,641	\$464,632	1.80	100%
428000	GREENS OF RIVERGATE	\$466,597	1.05	96%	\$947,299	\$518,493	1.16	96%
435000	NORTH POINTE	\$375,811	1.17	100%	\$688,548	\$363,394	1.13	92%
440000	IMPERIAL POINTE	\$399,693	1.21	92%	\$685,053	\$345,714	1.05	92%
443000	TERRACE PARK	\$688,685	1.23	96%	\$1,174,850	\$659,869	1.18	88%
444000	JAMESTOWN POINTE	\$464,647	1.17	94%	\$829,588	\$423,124	1.07	87%
446000	ARLINGTON RIDGE	\$182,063	1.28	87%	\$377,029	\$212,247	1.49	100%
447000	CHURCHLAND COURTYARD	\$455,067	1.33	94%	\$737,416	\$383,761	1.12	100%
448000	VILLAGE CREEK APTS	\$282,154	1.29	91%	\$846,805	\$189,712	0.87	90%
450000	WILLOW POINTE	\$510,109	1.16	93%	\$955,621	\$481,851	1.09	93%
451000	ORCHARD POINTE	\$491,890	1.44	99%	\$766,072	\$483,678	1.42	94%
455000	MOUNTAIN SHADOW	\$178,335	1.00	88%	\$417,788	\$100,103	0.56	74%

456000	BLUEBONNET RIDGE	\$397,401	1.22	100%	\$647,568	\$366,447	1.12	99%
457010	CRAWFORD SQUARE	\$411,863	1.16	94%	\$1,260,265	\$479,491	1.35	94%
461010	WINDSOR POINTE	\$397,932	0.93	96%	\$1,117,938	\$493,271	1.15	95%
463000	GREENS OF PINE GLEN	\$719,357	1.33	98%	\$1,262,721	\$772,974	1.43	98%
469000	OAK RIDGE	\$637,733	1.14	97%	\$1,501,070	\$851,898	1.52	93%
474000	GREENWOOD ELDERLY	\$164,086	1.11	98%	\$332,381	\$183,094	1.24	98%
476000	ELLIOTT POINT	\$822,780	1.12	97%	\$1,671,819	\$1,027,089	1.40	100%
478000	WHITE OAK-LASSEN	\$260,239	1.60	94%	\$542,849	\$231,206	1.42	93%
487000	GREGORY LANE PHASE I	\$315,702	1.30	96%	\$513,633	\$297,825	1.22	94%
491000	GREGORY LANE PHASE II	\$164,148	1.33	100%	\$271,864	\$164,777	1.34	93%
492000	BRANDON GLEN APTS	\$643,333	1.21	100%	\$1,255,577	\$676,856	1.31	98%
498000	SOUTHBROOK III APTS	\$230,204	1.34	93%	\$379,488	\$183,323	1.07	100%
500190	WESTMINSTER PLACE III	\$187,680	1.32	94%	\$453,881	\$177,190	1.24	96%
503000	VILLAGE AT LAKE MARY CROSSING	\$383,700	1.39	91%	\$745,557	\$380,520	1.38	94%
505000	THE MEADOWS APTS	\$421,512	1.21	97%	\$1,100,701	\$555,390	1.49	98%
510004	THE OAKS AT JOINER RANCH	\$305,268	1.31	99%	\$566,252	\$294,933	1.27	92%
510005	PINE RIDGE APTS	\$385,625	1.16	98%	\$1,078,856	\$619,353	1.55	92%
510007	TRAILS OF DICKSON	\$979,602	1.50	94%	\$754,710	\$385,750	1.16	48%
510010	ARROWHEAD PARK APTS	\$464,028	1.16	97%	\$1,919,835	\$979,556	1.50	99%
800007	NEW BREED OFFICE/ WAREHOUSE	\$350,785	1.28	100%	\$397,860	\$397,860	1.46	100%
800009	SPRINGFIELD TOWER	\$253,510	1.85	97%	\$550,103	\$323,929	2.29	100%
800011	DOGWOOD RETIREMENT CENTER	\$199,674	1.54	92%	\$663,275	\$248,477	1.92	100%
800013	RAYNOR COMMERCE CENTER	\$238,477	1.33	100%	\$356,784	\$227,754	1.27	92%
800015	HICKORY PRINTING FACILITY	\$599,040	1.25	100%	\$624,000	\$574,732	1.20	100%
800016	TOWNE AIR FREIGHT OFF/DIST CTR	\$379,337	1.27	100%	\$417,005	\$408,665	1.43	100%
800018	LYNCHBURG COMFORT INN	\$412,000	1.58	78%	\$1,863,512	\$477,700	1.83	66%
800019	BEST WESTERN LEESBURG	\$508,000	1.56	80%	\$1,909,104	\$698,335	2.15	69%
800021	WARRENTON COMFORT INN	\$483,000	1.55	67%	\$1,358,120	\$369,274	1.18	58%
800022	BEST WESTERN COACHMAN INN	\$351,000	1.45	75%	\$1,118,843	\$312,214	1.29	37%
800023	BEST WESTERN & COMFORT INN	\$575,000	1.48	82%	\$1,946,471	\$842,560	2.18	65%
800025	UNIT INSTRUMENT BLDG	\$707,993	1.38	100%	\$939,465	\$804,342	1.56	100%
800027	PICADILLY INN- SHAW	\$830,907	1.40	70%	\$4,132,605	\$1,048,812	1.77	48%
800028	PICADILLY INN- UNIVERSITY	\$808,214	1.40	68%	\$3,904,549	\$984,172	1.70	36%
800029	PICADILLY INN- AIRPORT	\$715,492	1.40	68%	\$5,063,911	\$792,905	1.55	58%
800030	CHATEAU INN	\$301,671	1.40	69%	\$972,050	\$366,610	1.70	38%
800031	DENVER MERCHANDISE MART	\$3,002,083	1.26	92%	\$11,797,229	\$4,163,133	1.75	100%
800035	COLONIAL VILLAGE SHOPPING CTR	\$322,716	1.35	95%	\$456,360	\$311,240	1.31	95%