

Collateral Report

Payment Date: 15-Dec-02

Loan Number	Borrower Name	Interest Rate	WANM Interest Rates		Beginning Balance		Interest*	Principal	Principal Payment	Realized Loss	Ending Principal		Paid Through Date	
			Interest Rates	Principal Balance	Principal Balance	Interest					Balance	Balance		
100005	Eldorado Heights, LLC	7.400%	7.400%	3,729,616.71	22,937	6,300.65					3,723,316		20030001	
100006	Parham Company, LLC	7.250%	7.250%	4,185,057.39	25,215	7,097.03					4,177,960		20030001	
100007	NSR Company, LLC	7.250%	7.250%	11,396,808.26	68,666	19,326.72					11,377,482		20030001	
100016	Gig Harbor Ventures, LLC	7.250%	7.000%	4,063,616.01	23,637	6,891.09					4,056,725		20021101	
190000	Golf Management Enterprise	9.750%	9.750%	1,646,053.09	13,347	3,699.12					1,642,354		20030001	
363000	MDI Limited Partnership #55	8.350%	8.350%	1,302,002.93	9,038	1,472.89					1,300,530		20030001	
408000	Rose Glen, LP	7.950%	7.950%	932,009.41	6,159	1,236.68					930,773		20030001	
434000	Valley Island Palms, LP	9.000%	9.000%	4,236,085.16	31,700	4,344.36					4,231,741		20030001	
448000	Village Creek	8.350%	8.350%	190,339.32	1,321	238.13					190,101		20030001	
459000	Catawba Pointe, LP	7.950%	7.950%	4,663,301.04	30,817	6,387.56					4,656,913		20030001	
461010	Windsor Pointe	7.950%	7.950%	798,145.96	5,274	1,137.85					797,008		20030001	
464000	Forest Park, LP	7.950%	7.950%	3,576,295.23	23,633	4,898.63					3,571,397		20030001	
482000	Homestead Housing Partnership	9.050%	9.050%	1,126,374.09	8,476	1,616.74					1,124,757		20030001	
495000	Rosewood Manor Residence, LP	7.950%	7.950%	2,913,507.96	19,253	4,022.73					2,909,485		20030001	
496000	Palace Development, LP	7.950%	7.950%	1,132,419.97	7,483	1,526.64					1,130,893		20030001	
499000	Central Iowa Housing Associate,	8.350%	8.350%	1,394,792.75	9,682	1,565.20					1,393,228		20030001	
500000	Broderick Housing Associates, LP	8.350%	8.350%	2,005,597.31	13,922	2,268.83					2,003,328		20030001	
500352	Hilltop, LP	7.950%	7.950%	3,293,956.24	21,768	4,511.90					3,289,444		20030001	
500460	Palmetto Pointe, LP	7.950%	7.950%	5,929,121.60	39,182	8,121.42					5,921,000		20030001	
505000	The Meadows	7.950%	7.950%	279,294.01	1,846	365.32					278,929		20030001	
508000	Kensington Place Housing Assoc.	8.850%	8.850%	1,032,085.71	7,594	1,134.32					1,030,951		20021101	
510000	Ashwood Court Apts., LP	7.750%	7.750%	1,611,773.01	10,383	2,014.44					1,609,759		20030001	
510003	Chesapeake Apts, LP	8.150%	8.150%	426,555.35	2,890	553.58					426,002		20030001	
510006	River Oaks Holdings, Ltd.	7.900%	7.900%	1,237,164.52	8,124	1,493.71					1,235,671		20030001	
510009	Las Palomas Village, LP	8.350%	8.350%	1,833,885.24	12,730	2,091.38					1,831,794		20030001	
510011	Paradise Oaks Residence, LP	7.900%	7.900%	7,792,187.76	51,169	10,479.77					7,781,708		20030001	
510016	Murfreesboro Housing, LP	7.950%	7.950%	3,322,850.89	21,959	3,955.44					3,318,895		20030001	
510020	Westport Apts, LP	7.900%	7.900%	4,151,663.36	27,263	5,051.71					4,146,612		20021101	
510021	Noble Pines Apts, LP	7.750%	7.750%	1,619,702.33	10,434	1,963.23					1,617,739		20030001	
510023	Country Club Creek, LP	7.750%	7.750%	6,641,453.05	42,782	8,300.67					6,633,152		20030001	
510024	Cottages of Rock Prairie, LP	7.900%	7.900%	3,896,025.71	25,584	4,667.59					3,891,358		20030001	
510025	Bethabara Pointe, LP	7.950%	7.950%	4,744,112.32	31,351	5,781.04					4,738,331		20030001	
510027	The Willows of Cummings, LP	7.750%	7.750%	5,032,177.63	32,416	6,007.01					5,026,171		20030001	
510028	South Pointe, LP	7.950%	7.950%	2,860,108.93	18,901	3,326.10					2,856,783		20030001	
510034	Franklin/Laguna Apts, LP	7.950%	7.950%	3,717,475.05	24,566	4,425.20					3,713,050		20030001	
510035	Oceanside Family Apts, LP	7.950%	7.950%	2,668,956.35	17,637	3,177.06					2,665,779		20030001	
510036	Hilton Head Bluffton Partners I, LP	7.750%	7.750%	6,505,713.76	41,908	7,530.99					6,498,183		20030001	
510040	Rutherford Pointe, LP	7.950%	7.950%	4,050,141.63	26,765	4,821.19					4,045,320		20030001	
510041	Irvine Inn, LP	7.750%	7.750%	2,690,611.53	17,332	3,261.26					2,687,350		20030001	
510045	Cottages of Belton, LP	7.550%	7.550%	2,217,496.92	13,915	2,677.19					2,214,820		20030001	
510050	M-N Goldmark, Ltd	8.150%	8.150%	6,391,019.12	43,299	7,241.75					6,383,777		20030001	
510052	Cottages of Kansas City East, LP	7.500%	7.500%	3,459,636.88	21,565	4,204.73					3,455,432		20030001	
510054	Stillwater Village, LP	6.900%	6.900%	904,291.07	5,185	1,182.79					903,108		20030001	
510060	Forest Ridge, LP	7.950%	7.950%	4,711,048.92	31,132	5,478.61					4,705,570		20030001	
510062	Washington Square, LP	8.150%	8.150%	1,040,916.25	7,052	1,161.01					1,039,755		20030001	
510063	Windover Villas, LP	7.900%	7.900%	4,928,184.46	32,362	5,768.61					4,922,416		20030001	
510066	Greens of Pebble Creek, LP	7.950%	7.950%	4,776,345.64	31,564	5,511.62					4,770,834		20030001	
510067	Piedmont Pointe, LP	7.950%	7.950%	5,318,845.94	35,149	6,185.44					5,312,661		20030001	
510068	Greens of Concord, LP	7.950%	7.950%	5,701,851.86	37,680	6,630.84					5,695,221		20030001	
510069	Cottonwood Estates, LP	7.078%	7.078%	1,341,383.04	7,890	1,749.96					1,339,633		20030001	
510070	Cottonwood Estates II, LP	7.078%	7.078%	1,303,396.94	7,666	1,700.40					1,301,697		20030001	
510093	Cumberland Pointe, LP	7.950%	7.950%	4,607,288.22	30,446	5,234.83					4,602,053		20030001	
510109	Park Village IV Partners, LP	7.750%	7.750%	4,413,889.61	28,433	5,110.99					4,408,779		20030001	
510129	La Quinta Family Apts, LP	7.950%	7.950%	3,215,502.91	21,249	3,653.47					3,211,849		20030001	
510139	Cottages of Oak Springs, LP	7.900%	7.900%	4,572,978.59	30,029	5,230.36					4,567,748		20030001	
700002	Jackson Warehouse, LP	7.950%	7.950%	1,374,817.48	9,085	2,234.99					1,372,582		20030001	
700003	Lawrence One, LP	8.000%	8.000%	1,764,627.76	11,735	2,827.00					1,761,801		20030001	
700005	University Square, LLC	8.150%	8.150%	2,150,151.11	14,567	2,172.24					2,147,979		20030001	
700006	Oxbow Apts, LP	7.850%	7.850%	1,671,469.63	10,906	1,760.33					1,669,709		20030001	
700007	438 E Prince Rd Associates	8.000%	8.000%	1,330,985.95	8,851	2,240.91					1,328,745		20030001	
700008	Turtleback Apts, LP	7.850%	7.850%	631,300.96	4,119	664.87					630,636		20030001	
700010	Country Club Creek, LP	8.350%	8.350%	1,649,721.11	11,452	1,912.00					1,647,809		20030001	
700011	Transcontinental Bent Tree	7.200%	7.200%	5,881,689.73	35,192	10,763.54					5,870,926		20021101	
700013	Taylor Ridge, LP	7.650%	7.650%	3,071,071.73	19,527	3,126.38					3,067,945		20030001	
700018	Transcontinental 4400, Inc	7.200%	7.200%	4,139,518.07	24,768	7,400.46					4,132,118		20030001	
700023	Conway Associates, LP	7.400%	7.400%	6,133,010.64	37,718	10,524.70					6,122,486		20030001	
700029	Brentwood Village, Inc	7.200%	7.200%	2,470,097.75	14,779	4,248.51					2,465,849		20030001	
700031	Consolidated-Executive, LLC	7.250%	7.250%	3,036,035.16	18,292	5,148.51					3,030,887		20030001	
800020	Gateway VII, LLC	8.200%	8.200%	4,055,358.81	27,644	6,715.53					4,048,643		20030001	
800024	Parcel 45 Associates, LP	8.330%	8.330%	10,142,337.08	70,236	14,929.14					10,127,408		20030001	
800027	Picadilly 1-Shaw	8.400%	8.400%	2,551,988.77	17,821	4,121.55					2,547,847		20030001	
800028	Picadilly 2- University	8.400%	8.400%	2,481,938.97	17,332	4,008.45					2,477,931		20030001	
800029	Picadilly 3- Airport	8.400%	8.400%	2,197,700.76	15,347	3,549.37					2,194,151		20030001	
800030	Picadilly 4- Chateau	8.400%	8.400%	924,807.60	6,458	1,493.61					923,314		20030001	
800031	GC MERCHANDISE MART,	8.300%	8.300%	10,629,877.15	73,346	17,533.01					10,612,344		20030001	
800033	Sargent William Jasper Blvd.	8.000%	8.000%	1,554,976.76	10,341	4,246.10					1,550,731		20030001	
800036	Wayside Realty Trust	7.950%	7.950%	10,173,261.85	67,228	28,435.20					10,144,827		20030001	
800037	Pooja, LLC	8.000%	8.000%	1,062,248.32	7,064	2,955.62					1,059,293		20030001	
800038	Burleson Road Investments, LLC	7.700%	7.700%	11,951,731.44	76,491	20,888.10					11,930,843		20030001	
800039	Continental-Eitham Associates	7.750%	7.750%	3,092,506.96	19,921	4,953.41					3,087,554		20030001	
800040	Continental Oyster Point Associates	7.700%	7.700%	1,574,035.96	10,074	2,684.78					1,571,351		20030001	
800041	American Mart Hotel Corp	7.850%	7.850%	3,697,203.09	24,124	6,290.37					3,690,913		20030001	
800044	American Tissue				-103									
800045	Shrinath Enterprises, LLC	7.650%	7.650%	1,770,130.55	11,255	2,942.16					1,767,188		20020901	
800050	Gateway IX, LLC	7.550%	7.550%	2,176,015.60	13,654	3,752.03					2,172,264		20030001	
800052	ARC Residential - Hemet, Inc	7.800%	7.550%	3,974,565.04	24,952	5,480.93					3,969,084		20000401	
800053	RPI Limited Partnership #14	7.200%	7.200%	1,936,930.16	11,589	3,489.78					1,933,440		20030001	
800054	Sotheastern Motel Enterprises	7.800%	7.650%	1,106,722.39	7,037	3,106.75					1,103,616		20030001	

Loan Number	Borrower Name	Interest Rate	WANM		Interest*	Principal	Principal Payment	Realized Loss	Ending Principal Balance	Paid Through Date
			Interest Rates	Beginning Principal Balance						
800055	Hargrove Center, LLC	7.500%	7.500%	1,302,298.57	8,118	2,206.51			1,300,092	20030001
800056	Farren's Stable, LLC	6.900%	6.900%	1,687,277.79	9,674	4,876.53			1,682,401	20030001
800060	Dominion Drive, LLC	7.500%	7.500%	1,021,501.27	6,367	1,744.52			1,019,757	20030001
800061	The Center, LLC	7.900%	7.900%	5,333,818.62	35,025	14,699.33			5,319,119	20030001
800062	SM Professional Bldg, LLC	7.600%	7.600%	1,859,229.28	11,744	3,135.04			1,856,094	20030001
800066	Shops on the Green, LLC	7.500%	7.500%	3,239,094.51	20,190	5,620.35			3,233,474	20030001
800067	200 West Morgan St Assoc,	7.800%	7.800%	816,855.38	5,296	2,230.37			814,625	20030001
800069	Michelson Farm-Westford Tech Park VI	7.300%	7.300%	3,447,102.93	20,912	6,133.42			3,440,970	20030001
800070	Michelson Farm-Westford Tech Park IV	7.300%	7.300%	6,048,234.69	36,693	10,761.62			6,037,473	20030001
800071	One Wheeler Rd. Associates	7.300%	7.300%	22,374,847.51	135,741	39,811.56			22,335,036	20030001
800072	Clayton Crossings, LLC	7.450%	7.450%	2,308,857.05	14,296	3,875.46			2,304,982	20030001
800073	Capitol Properties Six, LC	7.500%	7.500%	2,321,593.30	14,471	3,964.82			2,317,628	20021101
800074	Darden Pembroke Meadows, LLC	7.550%	7.550%	4,195,130.66	26,324	7,006.73			4,188,124	20030001
800081	Schoolhouse Somerset Associates	7.430%	7.430%	3,718,143.87	22,960	6,356.25			3,711,788	20030001
800083	Berkley Twelve Associates,	7.000%	7.000%	3,927,733.11	22,846	6,878.96			3,920,854	20030001
800087	Vance Minnesota St Assoc, LP	6.960%	6.960%	24,640,494.09	142,504	43,705.96			24,596,788	20030001
800088	Everest Investment Group, LLC	7.150%	7.150%	3,000,382.53	17,827	5,154.23			2,995,228	20030001
800093	Federal Way, LP	7.250%	7.250%	3,853,429.26	23,217	6,534.64			3,846,895	20030001
800098	Pilgrim Village, Inc.	7.200%	7.200%	1,553,186.52	9,293	3,529.27			1,549,657	20030001
800100	Richmond Airport Hotel, LLC	7.400%	7.400%	8,405,726.55	51,695	14,089.59			8,391,637	20030001
		7.699%		400,946,866.77	2,567,755.79	624,703.27	0.00	0.00	400,322,163.50	

Weighted Average Net Mortgage Rate

7.665349900%

* Interest is net of Primary Servicing Fee