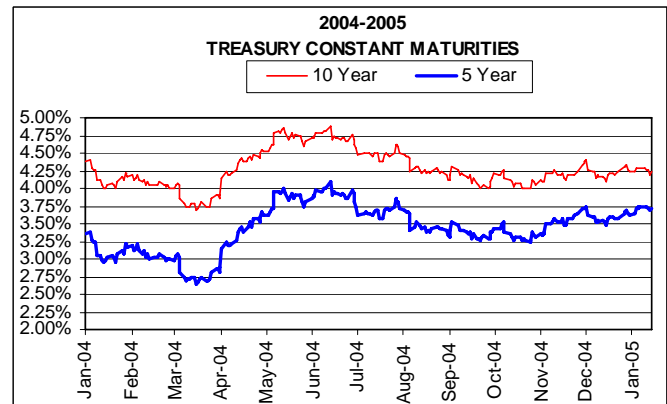


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*** RECENT TRANSACTION ***

\$8,500,000 first mortgage. The subject is located at the southwest corner of Atlantic Boulevard and Giddings Road, within the northern portions of the City of Auburn Hills, Oakland County, Michigan. It consists of 111,798 square feet situated on approximately 10.53 acres of land. The office area consist of 34,610 square feet and the industrial area consists of approximately 83,188 square feet. Originally constructed in 1992 with an addition in 1995. It is leased by an American subsidiary of a Spanish company and manufactures parts for the auto industry. The borrower was Viking Auburn Development LLC and the lender was GE Business Asset Funding



Treasury Constant Maturities

Immediate Funding Mortgage Rate

Date	5 yr	10 yr	20/30 yr	Term	Interest Rate Range
Current - 1/21/05	3.64%	4.15%	4.65%	3-5 Years	4.25% - 5.50%
Week End - 1/14/05	3.72%	4.25%	4.80%	7 & 10 Years	5.25% - 6.00%
Dec 2004	3.60%	4.23%	4.88%	15, 20 & 25 Years	5.75% - 6.25%
Dec 2003	3.27%	4.27%	5.11%	Amortization	15-30

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