

**Mortgage Growth & Income Fund**

14801 Main Street Suite 190

Palm Beach, CA 9236

United States of America

(683) 462-1396

**Accrued Interest & Payoff History**

January 01, 2005 - April 13, 2006

**8,482.90, 14.0%, 60 month(s) (01230)**

Date	Transaction	Amount	Accrued interest	Interest paid	Late fee	Service fee	Total income	Residual principal	Remarks
08/01/05	Payoff - interest paid	16.25	-16.25	16.25				0.00	
08/01/05	Payoff - covered principal	96.63	-16.25	16.25				-96.63	
08/01/05	Payoff - service fee	1.71	-16.25	16.25		1.71	-1.71	-96.63	
09/01/05	Payoff - interest paid	99.82	-116.07	116.07		1.71	-1.71	-96.63	
09/01/05	Payoff - covered principal	97.56	-116.07	116.07		1.71	-1.71	-194.19	
09/01/05	Payoff - service fee	10.48	-116.07	116.07		12.19	-12.19	-194.19	
09/30/05	Accrued interest - total	211.49	211.49	116.07		12.19	315.37	-194.19	
09/30/05	Payoff - interest paid	92.22	119.27	208.29		12.19	315.37	-194.19	
09/30/05	Payoff - covered principal	105.16	119.27	208.29		12.19	315.37	-299.35	
09/30/05	Payoff - service fee	10.36	119.27	208.29		22.55	305.01	-299.35	
10/31/05	Payoff - interest paid	97.34	21.93	305.63		22.55	305.01	-299.35	
10/31/05	Payoff - covered principal	100.04	21.93	305.63		22.55	305.01	-399.39	
10/31/05	Payoff - service fee	10.23	21.93	305.63		32.78	294.78	-399.39	
10/31/05	Accrued interest - total	91.27	91.27	305.63		32.78	364.12	-399.39	
11/30/05	Accrued interest - total	91.16	91.16	305.63		32.78	364.01	-399.39	
11/30/05	Accrued interest - total	91.16	91.16	305.63		32.78	364.01	-399.39	
11/30/05	Accrued interest - total	91.16	91.16	305.63		32.78	364.01	-399.39	
11/30/05	Accrued interest - total	91.16	91.16	305.63		32.78	364.01	-399.39	
11/30/05	Accrued interest - total	93.02	93.02	305.63		32.78	365.87	-399.39	
11/30/05	Accrued interest - total	93.02	93.02	305.63		32.78	365.87	-399.39	
12/05/05	Payoff - interest paid	108.50	-15.48	414.13		32.78	365.87	-399.39	
12/05/05	Payoff - covered principal	88.88	-15.48	414.13		32.78	365.87	-488.27	
12/05/05	Payoff - service fee	10.10	-15.48	414.13		42.88	355.77	-488.27	
12/31/05	Accrued interest - total	79.73	79.73	414.13		42.88	450.98	-488.27	
12/31/05	Accrued interest - total	79.73	79.73	414.13		42.88	450.98	-488.27	
01/19/06	Payoff - interest paid	138.15	-58.42	552.28		42.88	450.98	-488.27	
01/19/06	Payoff - covered principal	79.49	-58.42	552.28		42.88	450.98	-567.76	
01/19/06	Payoff - late fee	9.87	-58.42	552.28	9.87	42.88	460.85	-567.76	
01/19/06	Payoff - service fee	9.99	-58.42	552.28	9.87	52.87	450.86	-567.76	
01/31/06	Accrued interest - total	36.43	36.43	552.28	9.87	52.87	545.71	-567.76	
02/27/06	Payoff - interest paid	118.56	-82.13	670.84	9.87	52.87	545.71	-567.76	
02/27/06	Payoff - covered principal	78.82	-82.13	670.84	9.87	52.87	545.71	-646.58	
02/27/06	Payoff - late fee	9.87	-82.13	670.84	19.74	52.87	555.58	-646.58	
02/27/06	Payoff - service fee	9.89	-82.13	670.84	19.74	62.76	545.69	-646.58	
02/28/06	Accrued interest - total	121.44	121.44	670.84	19.74	62.76	749.26	-646.58	

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