DEBT ACQUISITION COMPANY OF AMERICA

1565 Hotel Circle South, Suite 310 • San Diego, CA 92108
800/400-5033 • 619/220-8900 • www.daca4.com

June 15, 2007

Dear Investor:

Debt Acquisition Company of America V, LLC ("DACA") is prepared to pay immediate cash for your interests in the Tapia Ranch (Castaic Partners, LLC) loan for 70% of your principal in exchange for all of your beneficial interest in the loan including accrued interest, late fees and any other rights to payment. According to our computations, your share of the outstanding principal balance of the loan is $100,000.

The Bankruptcy Court has ruled that USA Capital continues to have the right to offset any payment that you might receive on account of the Tapia Ranch or any other note that you may own to satisfy your outstanding "prepaid interest". This liability will follow any interest that you sell to us or any other acquirer. As a result, any remaining "prepaid interest" liability will be placed into an escrow account to be distributed to the party whose assets are ultimately used to satisfy the liability. The escrowed funds will be held at Allison-McCloskey Escrow Company.

To complete the offer, please fax or send your April 2007 Check Statements, sign, notarize and return the enclosed *original* Assignment Of Beneficial Interest In Deed Of Trust. Shall you hold any outstanding prepaid interest that will need to be held in an escrow account, we will send you the Escrow Instructions to sign and return to our offices via facsimile, email, or US mail. We will send your payment upon our receipt and acceptance of your completed documents.

We are purchasing this note on a non-recourse basis, meaning we cannot look to you for a return of our purchase price unless you have previously sold, encumbered, assigned or otherwise had the note satisfied. Further, you are representing that the amount of "prepaid interest" liability does not exceed the amount stated on your most recent Check Statement.

The Notes are purchased on a first come, first serve basis. We reserve the right to review the validity of your Note and may refuse to purchase it for any reason.

We are an independent investment company that is not affiliated with or hired by USA Commercial Mortgage Company or Compass Financial Partners.

For more information regarding our company, please visit our website at www.daca4.com. If you have any further questions, please contact our office at the number listed above or by e-mail (hjustus@daca4.com).

Sincerely,

Howard J. Justus