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**LOVE FUNDING SECURES \$20 MILLION FOR TWO SENIOR HOUSING  
PROPERTIES IN ORANGE PARK, FLA.**

**St. Louis, Mo., April 16, 2007 ...** National mortgage-banking firm Love Funding Corporation today announced that its St. Louis office closed two loans totaling \$20,000,000 for two senior housing properties located in Orange Park, Fla. Robyn Cunningham, vice president with Love Funding's St. Louis office, arranged the financing for The Accolade at Fleming Island and The Allegro at Fleming Island, both owned by Hallmark Senior Housing.

The first loan, an \$11,500,000 construction loan, will provide funds for Hallmark Senior Housing to construct 69 assisted living and memory care units at The Accolade at Fleming Island. The second loan of \$8,500,000 will be used to refinance The Allegro at Fleming Island, which consists of 89 independent and assisted living units. Both loans, secured by Love Funding through Capmark Finance, carry an interest only term of three years and two one-year extension options. They also come with a floating interest rate over LIBOR. The principal and interest during the extensions will be based on a 25-year amortization period.

Hallmark Senior Housing has been developing premier retirement communities since the mid-1980s. The firm's present properties are mainly located in Florida with locations in Saint Augustine, Jacksonville, Tallahassee and Tampa. The company also has one location in Kentucky.

For more information, contact Robyn Cunningham at 314-512-7955 or visit [www.lovefunding.com](http://www.lovefunding.com).

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*Love Funding Corporation is one of the Love Companies, an investment holding company with origins dating back to 1875. Love Funding commenced mortgage-banking operations in 1984 and serves clients across the United States from its offices in Atlanta, Boston, Chicago, Cleveland, Dallas, Denver, Detroit, Knoxville, Lenox (MA), Los Angeles, New York, Palm Beach, St. Louis, San Antonio, Seattle and Washington D.C. The company offers refinance, construction, and acquisition financing programs for multi-family, retail, office, industrial, hospitality, senior housing, healthcare facilities, and special purpose properties. Love Funding's lending sources include CMBS firms, life companies, FNMA, FHLMC and FHA.*

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