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**LOVE FUNDING CORPORATION ARRANGES FINANCING FOR PROPOSED  
CONDOMINIUM IN POPULAR STUDIO CITY MARKET**

**LOS ANGELES, CA., Aug. 8, 2005...**National mortgage-banking firm Love Funding Corporation has finalized the loan closing for a proposed 21-unit condominium located at 12044 Hoffman Street in Studio City, Cal. The \$10.3 million loan was secured by vice president Warren Griess for the borrower, 12044 Hoffman LLC.

The property is one of a number of new condominium developments popping up all over Studio City, which has become a hotbed of real estate activity during the past few years. At \$500 per square foot, condominium residences in Studio City are approaching property values of Beverly Hills and most west L.A. area condominiums.

Griess of Love Funding states, "The real estate market in Studio City has really come alive with new multifamily and condominium developments, in part due to its upscale restaurants and stores and proximity to the movie studios. Studio City is situated between the upscale communities of Sherman Oaks and Toluca Lake. It is also the closest commute from the San Fernando Valley to downtown Los Angeles. This makes it an ideal living environment for many."

12044 Hoffman LLC has obtained permits and is moving forward with construction. The company is also completing a 31-unit condominium in the same area.

Love Funding Corporation is a national, full-service mortgage banking firm. The company offers funding programs for multifamily, affordable housing, condominium development, healthcare, hospitality/recreational, shopping centers, office buildings, light industrial and manufactured housing. Love Funding's sources include conduits, life companies, FHA/GNMA, FNMA and FHLMC. Services include refinance and acquisition loans for existing properties, and construction and development loans for most property types.

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