

FOR IMMEDIATE RELEASE

For more information, contact:

Cindy Sorgea
The Hauser Group
(314) 436-9090

Or
Robyn Cunningham
Love Funding Corporation
(314) 512-7955

**LOVE FUNDING ARRANGES FINANCING FOR
ALMIRA MANOR SENIOR APARTMENTS**

ST. LOUIS, MO., Aug. 7 2006 Love Funding Corporation, a national mortgage-banking firm headquartered in St. Louis, Mo., today announced the loan closing for Almira Manor Senior Apartments in Greenville, Ill. The refinance loan for \$1,641,700 was handled by Love Funding Vice President, Robyn Cunningham.

Love Funding financed the property through HUD's FHA 223(f) refinance loan program. The property previously held a 202 insured loan from HUD at an interest rate of 9.25 percent. Under the new terms, Love Funding secured a 5.75 percent fixed-interest rate for 27 years.

Almira Manor Senior Apartments was built in 1989 and consists of 40 units within a three-story building. The property is managed by St. Andrew's Management Services.

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 continues to serve clients across the United States from its offices in Atlanta, Boston, Cleveland, Dallas, Detroit, Knoxville, Lenox (MA), Los Angeles, New York, Palm Beach, St. Louis, San Antonio, Seattle and Washington D.C. The company offers funding programs for multifamily, affordable housing, condominium development, healthcare, hospitality and recreational, shopping centers, office buildings, light industrial and manufactured housing properties. Love Funding's sources include conduits, life companies, Agency and FHA. Services include refinance and acquisition loans for existing properties and construction and development loans for most property types.

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