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**PREPAYMENT OF MICHIGAN 202 PROPERTIES THROUGH  
LOVE FUNDING CORPORATION PROVIDES  
IMPROVEMENT FUNDS**

**CLEVELAND, Sept. 13, 2006...**National mortgage-banking firm Love Funding Corporation provided two, 223(f) loans for Evangelical Manor in Detroit, Mich., and Tivoli Manor in Warren, Mich. The 35-year self-amortizing loans allowed for the prepayment of the borrowers' existing 202 loans and provided significant funds for capital improvements. The loans were originated by Love Funding's first vice president in Cleveland, Bruce Gerhart.

The 65-unit Evangelical Manor received a \$3,318,500 loan financed at a 5.80 percent interest rate and a \$4,032,100 loan was secured for Tivoli Manor, an 80-unit property, at 5.70 percent. Love Funding acted as the mortgagee and advisor to both borrowers in obtaining the new loans and the prepayment approvals.

Gerhart said, "These were both outstanding clients. The forward thinking of the Evangelical Homes of Michigan and the Italian American Cultural Society have provided them an excellent recapitalization of the properties for the next 35 years. Wingate Management is the management agent of each property and their professionalism and assistance was greatly appreciated."

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, Chicago, Cleveland, Dallas, Denver, Detroit, Knoxville, 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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