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**LEVITON OF LOVE FUNDING CORPORATION CLOSES ON
FINANCING FOR CALIFORNIA RETAIL CENTER**

ST. LOUIS., August 4, 2005...Love Funding Corporation today announced that Neal Leviton, vice president of the firm's Los Angeles office, secured financing for Flower Valley Plaza Shopping Center in Lompoc, Cal. The retail property was financed for \$3,900,000 with loan terms including a 5.5 percent interest rate and a 30-year amortization. The loan brings Leviton's 2005 year-to-date closings to more than \$33,000,000.

Conditions for financing Flower Valley Plaza Shopping Center initially looked unfavorable due to the fact that the retail center is in a secondary market with a 17 percent vacancy rate. However, the center's largest tenant, the County of Santa Barbara, agreed to renew its lease as a condition of the loan closing and, with Flower Valley Plaza being a seasoned center, the deal came through to provide the borrowers with the necessary funding.

Additional tenants of Flower Valley Plaza Shopping Center include the federal government, Subway, Little Caesar's and Enterprise Rent-A-Car. The site includes two pads for Burger King and Carrow's Restaurant that are not part of the deal.

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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