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**LEONARD LUCAS OF LOVE FUNDING'S BOSTON OFFICE
SECURES \$19,850,000 FOR GEER SENIOR HOUSING COMPLEX**

BOSTON, MA., December 29, 2006... Love Funding Corporation today announced that Leonard Lucas of the Boston office secured \$19,850,000 in financing for the Geer Senior Housing Complex. The financing took the form of a \$18,850,000 term loan and a \$1,000,000 revolving credit line. The lender was a portfolio lender active in the senior housing sector.

The loans were secured by Geer Woods, a 118-unit assisted living facility, and the 120-bed Geer Skilled Nursing and Rehabilitation Center located in Canaan, Connecticut. The financing allowed this non profit owner to consolidate several debts under one loan which afforded them a substantial debt service savings.

The most significant aspect of this complicated transaction is that the loan closed within three weeks of the borrower's execution of the lender's conditional commitment. All involved parties worked long and hard overcoming many obstacles to close this transaction in a time frame that allowed the borrower to avoid what would have been severe financial penalties associated with a delayed closing.

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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