

FOR IMMEDIATE RELEASE

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**LOVE FUNDING PROVIDES REFINANCE LOAN FOR MULTIFAMILY
PROPERTY IN ROCKFORD, MICHIGAN**

Cleveland, OH. , May 4, 2005...Love Funding Corporation today announced that Bruce Gerhart, first vice president of the firm's Cleveland office, secured financing for Hillview Townhouses I & II located in Rockford, Mich. The property, which is owned by Hope Network of Grand Rapids, was financed for a total of \$3,430,600.

The loan includes permanent financing under the Section 223(f) mortgage insurance program. The loan provides a 35-year term with a fixed interest rate of 5.65 percent. With this refinancing, Love Funding combined two phases into one new mortgage consolidating two first mortgages and two second mortgages, thereby saving administrative costs and significantly increasing operating efficiency.

Love Funding Corporation is a national, full-service mortgage banking firm with offices in Atlanta, Boston, Cleveland, Detroit, Knoxville (TN), Las Vegas, Lenox (MA), Los Angeles, New York, Palm Beach, St. Louis, Seattle, and Washington, D.C. The company offers funding programs for multifamily, retail, office, industrial, hospitality and healthcare properties. Love Funding's sources include conduits, life companies, FNMA, FHLMC and FHA. Services include refinance and acquisition loans for existing properties, and construction and development loans for most property types.

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