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**ARMSTRONG OF LOVE FUNDING CLOSES ON CONSTRUCTION
FINANCING LOANS FOR TWO HOSPITALITY PROPERTIES**

ATLANTA, Ga., March 17, 2005...Love Funding Corporation today announced that Dick Armstrong, first vice president of the firm's Atlanta office, secured the construction financing for the Franklin Inn Hotel in Chapel Hill, N.C., and the Hilton Garden Inn and Conference Center in Anderson, S.C. Both properties were financed with construction/mini-perm loans at a one-year adjustable rate mortgage, one percent over prime and an 18-month term. Terms also include a seven year call and a 20-year amortization.

The Franklin Inn was financed for \$8,458,750. The property is a proposed upscale, full service boutique hotel with only 67 rooms that will be located at 311 W. Franklin Street near the UNC-Chapel Hill Campus. Franklin Inn will offer a restaurant/lounge, 750 square feet of meeting space, an exercise room and a business center.

The proposed Hilton Garden Inn and Conference Center, financed for \$13 million, will be located on 5.16 acres of land at the intersection of I-85 and Clemson Blvd., and just nine miles from Clemson University in South Carolina. The center will include 123 rooms plus 15,000 square feet of meeting space. Love Funding co-brokered the deal for Hilton Garden Inn and Conference Center with Whitestone Realty Capital, Inc.

Love Funding Corporation is a 125-year-old, national, full-service, mortgage banking firm with offices in Atlanta, Boston, Cleveland, Lenox (MA), Los Angeles, New York, 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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