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**LOVE FUNDING'S CLEVELAND OFFICE ARRANGES FINANCING FOR
THREE SENIOR HOUSING PROPERTIES IN MICHIGAN**

Deals bring First Vice President Bruce Gerhart's total production for 2006 to almost \$100 million

CLEVELAND, OHIO, Dec. 28, 2006 ... National mortgage-banking firm Love Funding Corporation today announced it has closed on more than \$6 million in financing for Independence Square Apartments, White Oaks Assisted Living Facility and Cleveland Manor, three senior living properties located throughout Michigan. The refinancing transactions were handled by Love Funding's Cleveland office, under the guidance of First Vice President, Bruce Gerhart.

Gerhart arranged an FHA 232/223(f) loan in the amount of \$2,810,200 for the 70-bed White Oaks Assisted Living Facility in the Village of Lawton, Mich. The loan was secured through New Trier Mortgage, a regular correspondent of Love's in the Cleveland market. A 6.28 percent interest rate was secured for the loan.

Two FHA 202/223(f) mortgages were arranged for affordable senior living properties. Independence Square Apartments in Lansing, Mich., a 24-unit property, received \$1,104,000 in funding at a 6.05 percent interest rate. A \$2,365,400 loan at a 6.2 percent interest rate, which Gerhart did in partnership with Love's Detroit Vice President, Mickey Rist, financed the 92-unit Cleveland Manor Apartments in Midland, Michigan. All three loans mature in 35 years.

These loans rounded out a \$96.5 million production year for Gerhart, who placed \$80 million in debt and arranged \$16.5 million in equity. Seventeen closings on a total of 30 properties and one management company accounted for Gerhart's production through the Love Cleveland office. For more information contact Bruce Gerhart at 216-583-0812 or bgerhart@lovetesting.com or visit www.lovetesting.com.

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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