

FOR IMMEDIATE RELEASE

For more information, contact:

Cindy Sorgea or Christopher Fenton
The Hauser Group Love Funding Corporation
(314) 436-9090 (413) 637-2993

**LOVE FUNDING PROVIDES REFINANCE LOAN FOR
PHEASANT RIDGE ASSISTED LIVING**

LENOX, Mass., June 28, 2005...Christopher Fenton, first vice president and director of senior housing, based in Love Funding Corporation's Lenox, Mass., office, closed a refinance loan for Pheasant Ridge Assisted Living Investors, LLC. The loan refinanced Pheasant Ridge Assisted Living in Roanoke, Va., a 90-unit senior housing facility. The loan was a refinance of an existing bridge loan that Love Funding Corporation had secured through Heartland Bank in 2001.

The loan terms include permanent financing under the Section 232/223(f) mortgage insurance program. The loan amounted to \$7,990,000 with a 35-year fixed term and amortization, and a 5.57 percent interest rate.

Pheasant Ridge Assisted Living offers assisted living services in a premier living environment. The facility is located on the southern edge of the city of Roanoke, Va., and serves the Roanoke Valley community.

Love Funding Corporation is a national, full-service mortgage banking firm with offices in Atlanta, Boston, Cleveland, Detroit, Knoxville (TN), 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.

###