

FOR IMMEDIATE RELEASE

For more information, contact:

Cindy Sorgea
The Hauser Group
(314) 436-9090

Or

Neal Leviton
Love Funding Corporation
(310) 478-2007



LOVE FUNDING CORPORATION

**LOVE FUNDING CROSS-COLLATERALIZES LOAN TO SECURE FUNDS
FOR TWO RETAIL PROPERTIES**

LOS ANGELES, Oct. 7, 2005...Love Funding Corporation, a national mortgage-banking firm, announced today the company secured an \$11.6 million purchase loan for Pierce Plaza Shopping Center in Phoenix, Ariz., and Charleston Buffalo Shopping in Las Vegas, Nev. Neal Leviton, vice president of Love Funding, originated the transaction, which was financed through Greenwich Capital. Loan terms included a 10-year fixed rate; five year interest-only component; and a 30-year amortization.

The loan funded the acquisition of the properties from two separate sellers.

Pierce Plaza, a retail/office property with a good occupancy rate overall, had 25 percent of its retail space vacant due to a recent lease rollover. In addition, one office tenant occupied a third of the center. In order to mitigate the single tenant risk and present a higher combined occupancy profile, Love Funding cross-collateralized the property with Charleston Buffalo Shopping Center, a property well located and with a high occupancy.

“This was no ordinary loan,” stated Neal Leviton, vice president of Love Funding Corporation. “Besides the occupancy issues with Pierce Plaza, there were many timing challenges to overcome for a simultaneous closing of the acquisitions and the loan. By structuring the loan as we did, the borrower realized a cash-on-cash return of more than 12 percent, and we were able to secure an 80 percent loan with five years of interest-only payments.”

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, Cleveland, Dallas, Detroit, Knoxville, 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 senior housing 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.

#