

FOR IMMEDIATE RELEASE

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**LOVE FUNDING FINALIZES FINANCING FOR
QUALITY INN AND SUITES OF DANVILLE, PA**

ATLANTA, May 30, 2006... National mortgage-banking firm Love Funding Corporation announced the company closed a \$3,500,000 refinance loan for Quality Inn and Suites, located at 15 Valley West Road in Danville, Pa. Dick Armstrong, vice president of Love Funding, arranged the financing through Morgan Stanley Mortgage Capital, Inc. The transaction includes a 10-year term at a 6.68 percent fixed rate, 70 percent loan to value and a 25-year amortization.

Quality Inn and Suites is a full-service hotel, which has won the Choice Hotels Gold Hospitality Award the last three years. The property is 45,773 square feet and consists of 80 units.

For more information about Love Funding Corporation, visit www.lovefunding.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, Cleveland, Dallas, Detroit, Knoxville, Lenox (MA), 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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