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**LOVE FUNDING PROVIDES ACQUISITION LOAN FOR  
RUNK AND PRATT FOREST ASSISTED LIVING FACILITY**

**Lenox, MA., Feb. 8, 2005...** Love Funding Corporation recently closed a \$4.1 million acquisition loan for Runk and Pratt Forest Assisted Living Facility, a 56-unit facility based in Lynchburg, Va. Christopher P. Fenton, first vice president based in Love Funding Corporation's Massachusetts's office, originated and handled the loan.

The loan includes permanent financing under the Section 232/223(f) mortgage insurance program. The loan provides a 35-year term with an interest rate of 5.38 percent. Runk and Pratt purchased the facility from Smith/Packett, Inc., of Roanoke, Va. Runk & Pratt had been operating the facility under a lease since 2001 and decided to exercise the purchase option contained in the lease.

Brian Runk, the principal from Runk and Pratt, states, "I can honestly say that I really enjoyed the opportunity to go through the process with Love Funding Corporation. I appreciate their professionalism and promptness throughout the deal."

Love Funding Corporation is a 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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