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LOVE FUNDING CORPORATION SECURES \$31,350,000 IN FINANCING FOR SENIOR HOUSING PROPERTIES

BOSTON, MA., July 6, 2006 . . . National mortgage-banking firm Love Funding Corporation today announced Leonard Lucas, first vice president, secured \$31,350,000 in financing for the Silver Oak Portfolio and The Terrace at Mountain Creek, two separate transactions involving eight senior housing facilities.

The Silver Oak Portfolio loan in the amount of \$27,150,000 funded the acquisition of seven facilities located in Nebraska, Oklahoma, and Texas. The properties have a combined unit mix of 345 independent, assisted and memory care units. The 10-year note includes a combination fixed rate and floating debt.

The Terrace at Mountain Creek in Chattanooga, Tenn., is a 114-unit assisted and independent living facility. Love Funding arranged a refinance loan for \$4,200,000 with a portfolio lender. The refinance included initial funds to repay the expiring debt and funds for capital expenditures. The terms of the transaction include a three-year loan with a floating interest rate and interest-only for one year.

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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