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LOVE FUNDING SECURES \$72.2 MILLION FOR 11 PROPERTIES IN THE CAROLINAS

WASHINGTON D.C, December 8, 2006... National mortgage-banking firm Love Funding Corporation today announced it has closed on \$72.2 million in financing for The Concord Portfolios 5 and 6, 11 multi-family housing properties located in North Carolina and South Carolina. The transaction was handled by Love Funding's Washington D.C. office, under the guidance of Thomas O'Brien, director of conventional lending.

Two interest only conduit loans in equal amounts of \$36,100,000 were secured through Greenwich Capital Financial Products, Inc. The first was at 5.97% with a seven-year term and second was at 5.83% with a 10-year term. The loans were secured to refinance a bridge loan previously arranged by Love Funding for the same client.

"By providing two loans with different maturity dates, Love Funding was able to minimize the client's refinancing risk and provide additional estate planning and other benefits," said Mr. O'Brien. "Refinancing reduced the borrower's debt service by \$1.4 million a year while providing the possibility of multiple releases of collateral as the client continues to reposition its asset base."

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, Chicago, Cleveland, Dallas, Denver, Detroit, Knoxville, 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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