LOVE FUNDING CORPORATION

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LEONARD LUCAS OF LOVE FUNDING'S BOSTON OFFICE SECURES $11,000,000 FOR THE FOUNTAINS SENIOR HOUSING DEVELOPMENT

BOSTON, November 21, 2006… Love Funding Corporation today announced that Leonard Lucas of the Boston office secured an $11,000,000 loan to finance the acquisition of The Fountains, two assisted living facilities.

The Fountains consists of two, stabilized, 63-unit assisted living facilities located in Troy and Shiloh, Illinois. The purchase price was $16,000,000. The buyer was a Tenant In Common ("TIC") sponsor who was packaging its first TIC senior housing investment. The buyer charged Lucas with finding a loan that would satisfy the economic and legal peculiarities associated with the TIC structure.

Lucas secured a non recourse $11,000,000 loan that carried a favorable 6.75%, fixed interest rate. Unusual for senior housing properties, this loan was for a 10-year term and based upon a 30-year amortization period, that followed a two-year interest only period. The loan terms also contained a technical provision that allowed the borrower to successfully market the deal to TIC investors. The TIC subscriptions sold prior to closing.

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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