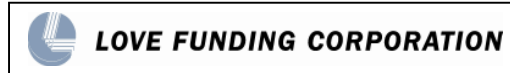


**FOR IMMEDIATE RELEASE**  
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### **LOVE FUNDING CLOSES ON FINANCING FOR COLUMBUS, GA HOTEL**

**ATLANTA, Oct. 10, 2005...**National mortgage-banking firm Love Funding Corporation today announced that Dick Armstrong, vice president, secured a \$3.5 million acquisition loan for The Heritage Inn Hotel, located at 1325 Veterans Parkway in Columbus, Ga. Loan terms include a 5.83 percent fixed rate, 78 percent loan-to-value, 10-year term and a 25-year amortization. Love Funding worked in collaboration with the lender, Morgan Stanley Mortgage Capital, Inc.

Heritage Inn is a five story, 82,667 square-foot hospitality property consisting of 154 rooms. The hotel, which was built in 1966 and renovated in 2002 to 2003, will be converted to a Quality Inn Hotel.

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, Seattle and Washington D.C. The company offers funding programs for multifamily, retail, office, industrial, hospitality, and senior housing 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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