



LOVE FUNDING CORPORATION

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**WARDEN OF LOVE FUNDING CLOSES LOAN FOR
VILLAGE CENTER ON SEVEN**

WASHINGTON, D.C., Dec. 5, 2005... Love Funding Corporation today announced the acquisition loan closing of \$18.1 million for Village Center on Seven, a commercial retail property. John L. Warden, Jr., a vice president in the Washington D.C. office of the company, handled the loan. The transaction provided the borrower with a 10-year, non-recourse CMBS loan at 5.746 percent at a 90 percent loan-to-cost.

The 45-tenant retail center, located in Sterling, Va., on Route 7 encompasses 123,000 square feet of space. The purchaser of Village Center on Seven escrowed \$1.8 million of equity funds for planned improvements to reposition the center. The developer was able to leverage earmarked improvement funds to realize a higher loan-to-value ratio, which translated into a greater return on equity.

Love Funding Corporation is one of the Love Companies, an investment holding group 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. The company funds real estate projects through: 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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