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LOVE FUNDING’S DALLAS OFFICE CLOSES \$11,467,400 REFINANCE LOAN FOR NINE ASSISTED LIVING FACILITIES IN IDAHO

Dallas, Texas, Jan. 12, 2009... Love Funding today announced that Chad Ricks, First Vice President of the national mortgage-banking firm’s Dallas office, closed an \$11,467,400 refinance loan for nine assisted living facilities located throughout the Boise, Idaho area. Terms of the deal include a 6.47 percent fixed interest rate at a 35-year amortization.

Ricks secured the financing for the borrower, The Cottages II, LLC, by utilizing the HUD 232/223(f) loan program. The nine assisted living facilities each include 15 beds and are located in six sites throughout Boise. The smaller size and scattered location of the facilities made it challenging to obtain financing, but Ricks was able to close the loan while exceeding the borrower’s expectations.

“In a difficult credit market, it was especially challenging to find excellent long-term financing, particularly for our smaller-sized assisted living homes that are in scattered sites and in different counties,” said Garold Maxfield, CEO of The Cottages II, LLC. “Chad Ricks and the rest of the dedicated team at Love Funding took the project on as a challenge all the way to a successful conclusion. This financing is superior to any other options that are available in the existing market. I will definitely work with Chad and the rest of the Love Funding group the next time around.”

For more information, contact Chad Ricks at 972.458.2900, or visit www.lovefunding.com.

Love Funding 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 serves clients across the United States from its offices in Atlanta, Boston, Chicago, Cleveland, Dallas, Denver, Detroit, Knoxville, New York, Palm Beach, St. Louis and Washington D.C. The company offers refinance, construction, and acquisition financing programs for multifamily, affordable housing, senior housing, healthcare, hospitality, office buildings, retail, light industrial, and special purpose properties. Love Funding’s lending sources include CMBS firms, life companies, banks, credit companies and FHA.

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