



Contact: Vanessa Showalter yshowalter@hoytorg.com
Leeza L. Hoyt llhoyt@hoytorg.com
The Hoyt Organization
310-373-0103 Phone
310-378-9805 Fax

**MOUNTAIN FUNDING COMPLETES A \$2.2 MILLION PREFERRED
EQUITY INVESTMENT IN PLANO SHOPPING CENTER**

Plano, TX –March 2, 2004– Mountain Funding LLC, a national mezzanine lender and equity investor specializing in value-added real estate projects, has invested \$2,190,000 as preferred equity in partnership with Dunhill Partners, a Dallas shopping center developer. Mountain’s investment is to be used for the acquisition and repositioning of Towne Square in Plano, Texas, located at the intersection of West Parker Road and Alma Drive near US 75.

Towne Square encompasses 151,000 square feet and is anchored by a Bally’s athletic club. The project is 92% occupied, but Dunhill is planning on cosmetically improving the center and ultimately replacing certain below-market leases with higher-profile tenants. Prior to acquisition, Dunhill orchestrated a 10-year extension of the Bally’s anchor lease.

“We closed our first retail repositioning with Dunhill a couple of months back and they have already made significant progress implementing their improvement and re-tenanting plan on that project,” said Arthur G. Nevid, Mountain Funding’s managing

-more-

Public Relations • Marketing

3711 Lomita Boulevard, Suite 137 • Torrance, CA 90505 • 310 373 0103 • 310 378 9805 Fax

director of acquisitions and lending. “Their ability to get the Bally’s lease extended prior to closing stabilizes our downside and allows Dunhill to focus on the property’s upside potential, which is their forte and the attraction in the deal for us.”

Dunhill’s proven track record of rejuvenating tired centers in strong demographic locations has created a tenant following that is expected to result in a profitable repositioning of the center. Mountain Funding was admitted as a limited partner bridging the gap to 90% of the transaction’s cost, subordinate to an \$11,850,000 senior loan from Greenwich Capital.

Mountain’s commitment was executed on January 30th but the transaction had to close by February 26th or the purchase contract would terminate.

Mountain Funding LLC, headquartered in Charlotte, NC with additional offices in New Jersey, California and Florida provides high-leverage senior/mezzanine debt and equity to value-added residential and commercial projects, land, condominium conversions, and special situations requiring quick closings. Established in 1993, Mountain Funding has closed equity and debt transactions involving real estate projects valued in excess of \$3 billion. For more information visit www.mountainfunding.com.

- end -