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**Mountain Funding Announces
New One-Stop Lending Program**

Specifically designed for value-added income properties and condo conversions

Charlotte, NC- April 5, 2002- Mountain Funding LLC, a national real estate lending and investment company based in Charlotte, NC, has announced the availability of a new lending program designed to provide one-stop financing for value-added income projects and condominium conversions. The program combines, in one blended instrument, the senior, mezzanine and even equity components required in a typical transaction.

“Due to the current economic conditions, first mortgage loan levels continue to decrease thereby increasing the need for mezzanine debt and equity loans,” said Peter Fioretti, president and CEO of Mountain Funding. “Our blended loan program allows developers to save time and money while still maintaining more of the deal’s profit and control than they would if raising separate pieces of mezzanine and equity. In addition,

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the developer is spared the hassle of coordinating three different levels of capital each requiring separate due diligence and attorneys. What's more there are no intercreditor agreements."

Designed as a one-stop financial solution, this program is a cost effective alternative to more traditional lending procedures. The firm provides the complete financing package (up to 95% for residential projects and condominium conversions; 90% for retail, office, industrial), \$5-\$100 million, with interest rates as low as 7.5%. The firm has the capability to provide immediate quotes, commitments in twenty-four hours, and closings in two to three weeks. The following is the firm's Residential Matrix (different rates will apply for other property types):

Maximum LTV/LTC	Interest Rate (a)	Closing Points	Mezz/Equity Exit Fee (b)	Maximum Term (c)
80%	7.50%	2.5	0.00%	3 years
85%	7.75%	2.5	2.00%	3 years
90%	8.50%	2.5	4.50%	3 years
95%	9.25%	2.5	6.50%	3 years
Condo Conversions: Add Loan Admin Fee of 1% of Sales				

- (a) This is all-in rate inclusive of LIBOR (minimum 3.0%) plus margin.
- (b) Due at end of term. No equity participation.
- (c) Minimum one-year lockout, except for condo conversions.

Mountain Funding LLC, headquartered in Charlotte, NC with additional offices in Princeton, NJ and Boca Raton, FL, provides high-leverage senior/mezzanine debt and equity to real estate projects and entities. Expansion plans include the opening of a West Coast office in the summer of this year followed by a Midwest office by the end of 2002. Established in 1993, Mountain Funding has closed equity and debt transactions involving real estate projects valued in excess of \$2.8 billion. Mountain targets "value-added" situations, which are undervalued or underperforming and have realistic potential

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for significant value and/or cash flow enhancement. Typical value-added projects include condominium conversions; commercial/residential repositionings, expansions and improvements; and low-leverage land. Mountain Funding also provides quick closings for special situation financing where a complex or distressed ownership, debt or capital structure presents an urgent need. First mortgages range from \$5-\$100 million; mezzanine and equity transactions range from \$2-\$20 million. For more information visit www.mountainfunding.com.

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