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FOR IMMEDIATE RELEASE

**MOUNTAIN FUNDING CLOSSES \$3 MILLION MEZZANINE LOAN FOR BEDFORD
(FORT WORTH) SHOPPING CENTER**

Bedford, TX –January 13, 2004– Mountain Funding LLC, a national mezzanine lender and equity investor specializing in value-added commercial real estate projects, has closed a \$3,080,000, 60-month mezzanine loan on behalf of Dunhill Partners. The loan is to be used for the acquisition and repositioning of the Shops at Central Park in Bedford, Texas, located just west of the Dallas Forth-Worth International Airport. Mountain Funding’s loan is subordinate to a \$13 million senior bank loan.

The Shops at Central Park encompasses 192,000 square feet and is anchored by a Sack and Save grocery store. The project is 83% occupied, but Dunhill is negotiating a letter of intent with a major regional restaurant, which will increase the occupancy to 86%. Also, two additional restaurants are interested in making The Shops at Central Park their home.

“For a long time, we have waiting to complete a transaction with Dunhill due to their impressive retail expertise, and we are thrilled to finally close our first deal with them,” said Peter J. Fioretti, President and CEO of Mountain Funding. “In fact, we are currently in commitment on another deal with Dunhill to reposition a second center in the

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Metroplex area that we expect to close in the first quarter. Dunhill's business strategy and experience in acquiring value-added commercial projects is exactly what we seek to finance."

Mountain Funding was attracted to this transaction not only by the experience of Dunhill, but also by the stability and potential upside offered by the property. Dunhill's proven track record of rejuvenating tired centers in strong demographic locations has created a tenant following that is expected to result in the quick lease-up of the project's vacancy. Mountain's mezzanine loan, which financed 90% of the transaction's cost, matures in 36 months but may be extended for up to two additional years. Mountain's commitment was executed after Thanksgiving, but the transaction had to close prior to Christmas 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, condominium conversions, and special situations requiring quick closings. For more information visit www.mountainfunding.com.

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