

FOR IMMEDIATE RELEASE

Sarasota, Florida - December 15, 2010 - Kevin Heiss, Account Executive for the Largo Group of Companies, arranged a permanent first mortgage loan for a 92 room La Quinta Inn and Suites located in Temple Terrace, Florida. The loan was in the amount of \$3,020,000 (80% loan-to-cost) and came with a 10-year fixed rate term with reset after the first 5 years. In addition, the loan allowed for a \$100,000 future funding for capital expenditures and carried a 25-year amortization schedule. The sub-6% rate financing was arranged through one of Largo's correspondent Life Insurance Companies.

The La Quinta Inn and Suites was built in 2008 and was acquired by the borrower in September 2010. The asset is uniquely situated within the Tampa Telecom Park and benefits from its close proximity to the University of South Florida. The owners of this property have over 90 years' combined experience in development, construction, and management of hotels.

The Largo Group of Companies is a commercial mortgage banking company that structures, closes and services commercial mortgages for acquisitions, refinances and redevelopment projects. Largo arranges innovative financing structures for borrowers throughout the United States and Canada. We manage the loan process from loan application through closing and service the loan throughout its term.

For further information, please contact:

Lori Tirado at (716) 204-2223 or

ltirado@largocapital.com

###

