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**URBAN DEVELOPMENT FUND INVESTS \$3.2 MILLION
IN CHICAGO'S ROSELAND MEDICAL CENTER**

CHICAGO—Aries Capital is pleased to announce that the Urban Development Fund, LLC (UDF), an affiliate of Aries Capital, has provided \$3.2 million in financing to facilitate the construction of a 27,000 square foot medical office building in the Roseland community of Chicago's South Side. The UDF investment was made possible by an allocation of New Market Tax Credits (NMTC).

Urban Development Fund provided a \$3.2 million interest-only loan for the construction of the Roseland Medical Center building. The loan included a below-market interest rate, a longer than standard period of interest-only payments and other additional flexible lending features. The new facility will accommodate the offices of primary care physicians in cooperation with Roseland Community Hospital, Fresenius Medical Care Dialysis, and medical offices of the Chicago Family Health Center. Chicago Family Health Center (CFHC) is a 501(c)(3) organization and a federally funded section 330 community health center which provides comprehensive, accessible primary health care to the communities of South and Southeast Chicago, regardless of individuals' race, religion, language, gender, age, income, or ability to pay. The first floor of the property will house retail space and a 4,000 square foot green space dedicated as a healing garden.

The Roseland Medical Center will be located at 100 W. 111th Street, within the 111th and Wentworth redevelopment area, a zone that the City of Chicago has established to spur development and rehabilitation of a depressed area of the City by providing a reduced property tax rate over the next 12 years. The project is also located in a federally designated medically underserved area (MUA). The MUA status is granted by the US Health Resources and Services Administration's Bureau of Primary Health Care in recognition of a community's dire need for medical personnel and services. Prior to construction, the property required mediation of several environmental hazards left over

from previous businesses. The area, designated as an SBA Hubzone and a CDFI Hotzone, has a poverty rate of 28.5% and a median family income of only 53.3% of the area median income.

“We are pleased to be a part of the Roseland Medical Center project, as it will provide much needed medical services to the community,” said Michael Qualizza, Chief Financial Officer for UDF. “It will alleviate the congestion of non-emergency cases in the hospital and offer convenient, local medical care for area residents. In addition, the project will create 50 new full-time jobs and 80 construction related jobs for the community.”

UDF provided the loan for the construction of the project by using NMTC financing. Urban Development Fund was formed by Aries Capital to provide capital to developers of real estate projects that have a catalytic impact on community revitalization in underserved markets. UDF utilizes the subsidy afforded by the New Market Tax Credit program to offer more favorable rates and terms that would not have been available to projects in the marketplace, and is committed to investing all of its NMTC equity in communities designated as areas of higher distress.

Established by Congress in 2000, as part of the Community Renewal Tax Relief Act, the NMTC program was created to stimulate economic opportunity and job creation in low-income communities. The program permits individual and corporate taxpayers to receive a credit against Federal Income taxes for making qualified investments in investment vehicles known as Community Development Entities. To date, UDF has received three NMTC allocations, totaling \$132.5 million.

Aries Capital, www.ariescapital.com, is a national full service mortgage banking firm that provides direct mezzanine and bridge financing through its affiliate Aries Real Estate Fund (AREF). Aries Capital also provides mezzanine, bridge, and permanent financing through direct correspondent relationships with several investment firms. Aries has funded over \$2 billion in commercial, multi-family, and hotel loans since 1991. The company and its affiliates, AREF, Aries Hospitality Investments, and Urban Development Fund, maintain offices in Chicago, Houston, Los Angeles, New York, and Phoenix. Through its structured finance capabilities, Aries is able to provide multiple

financing options from its own fund and Wall Street and Mutual Fund investors, as well as credit unions and local, regional, and national banks.

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