



Red Capital Markets, Inc., Member NASD/SIPC
Red Mortgage Capital, Inc.
Red Capital Advisors, LLC
Provident Financial Group Companies

NEWS RELEASE

FOR IMMEDIATE RELEASE

2003-044

***Red** Mortgage Capital Underwrites Fannie Mae DUS™ Loan to Refinance Existing Mortgage Debt Refinancing for Dallas Affordable Multifamily Property*

Columbus, OH, October 2, 2003 – **Red Mortgage Capital, Inc.**, the mortgage banking arm of integrated capital provider, **RED CAPITAL GROUP**, structured financing to reduce existing debt for a multifamily apartment property in Dallas, Texas.

August Park Apartments offers 158 garden-style one-, two- and three-bedroom units. Common amenities include a pool and hot tub, clubhouse with a sundeck and a playground. The property also has 26 affordable housing units rented to tenants receiving subsidies from the Dallas Housing Authority or Dallas County. **Red Mortgage Capital, Inc.**, underwrote and provided a **\$5,300,000** Fannie Mae DUS fixed-rate loan to pay off an existing Fannie Mae loan in place from the acquisition of the property by August Park Associates, LP in 2001. The new loan has a 10-year term and 30-year amortization schedule, and will significantly reduce the borrower's annual debt service. The property is managed by **SGS Management Company**, which is based in San Antonio and owned by Jack Spirt.

Christopher J. Simmons, Vice President of Red Mortgage Capital, Inc. said “*SGS Properties, Inc. and Mr. Spirt have posted an admirable performance with August Park Apartments since their acquisition and assumption of the existing Fannie Mae loan in October 2001. Based on this performance, Red Mortgage refinanced the property through Fannie Mae's Choice Loan Refinance product, resulting in a superior interest rate, cash flow and return on capital for the borrower.*”

Jack Spirt, speaking on behalf of the owning entity said, “*SGS found that the RED staff, at all levels, was very professional. They expedited the refinance of August Park in a timely manner and provided a personal touch that is lacking with most lenders.*”



**August Park Apartments
(Dallas, Texas)**

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About RED CAPITAL GROUP

RED CAPITAL GROUP provides debt and equity capital to multifamily housing, seniors housing, and other real estate projects. **RED CAPITAL GROUP** consists of three operating companies which provide a full range of capital executions and solutions: **Red Mortgage Capital, Inc.**, a top ten Fannie Mae DUSTM and FHA/MAP mortgage lender, **Red Capital Markets, Inc.**, Member NASD/SIPC, and an active underwriter of tax-exempt multifamily housing bonds and syndicator of low income housing tax credits, and **Red Capital Advisors, LLC**, the asset management, mezzanine capital investment, and merchant banking arm. In addition, **RED CAPITAL GROUP** provides construction financing for affordable housing projects nationwide through Provident Community Development Company. **RED CAPITAL GROUP** is headquartered in Columbus, Ohio, employs approximately 170 and maintains eight offices nationwide. Since 1990, the bankers of **RED CAPITAL GROUP** have provided over \$15.5 billion in taxable and tax-exempt first mortgage debt, mezzanine level capital and equity to multifamily and seniors housing properties nationwide. **Red Capital Markets, Inc.** currently has approximately \$550 million in third party real estate equity investments under management. **Red Mortgage Capital, Inc.** services more than \$5 billion in real estate mortgage loans, while **Red Capital Markets, Inc.** remarkets approximately \$1.5 billion in adjustable rate, tax-exempt and taxable, tender option debt securities employed to finance real estate projects. www.redcapitalgroup.com

The **RED CAPITAL GROUP** companies are members of the Provident Financial Group, Inc. family of companies (Nasdaq:PFGI). Provident Financial Group is a Cincinnati-based diversified financial services organization with assets of \$17.8 billion as of June 30, 2003.

DUSTM is a trademark of Fannie Mae.

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