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**VELOCITY COMMERCIAL CAPITAL SLATED TO DOUBLE 2005
PRODUCTION**

*With a Rise in Small Balance Lending, Velocity is Bridging the Gap for Residential
Brokers*

Westlake Village, Calif., (August 24, 2006) – Velocity Commercial Capital, a nationwide direct institutional lender, today announced that it is on target to double its production in 2006. Specializing in small balance commercial lending, Velocity has experienced a growing demand in this niche market, especially its stated income products.

“We are very pleased with the results so far, and based on current submissions we are confident that we’ll end the year doubling 2005’s production,” said Neil Beldock, Senior Vice President for Velocity. “We attribute our success to our commitment to delivering products that the market needs, providing flexible lending programs and exceptional service to and for our clients.”

Velocity originates loans through wholesale channels working with mortgage brokers nationwide. The company’s growth has come at a time when residential origination volumes have declined. Responding to this market trend, Velocity’s dedicated team of professional commercial lending experts has the knowledge and experience to assist brokers who have never dabbled in commercial mortgages as well as those that have and are looking to close their deals as easily and efficiently as possible. The Velocity team strives to be a resource to its clients by providing timely information and by being accessible to its clients.

“We believe the small commercial/multifamily loan is a great way for brokers to soften any slowdown in residential originations,” said Chris Farrar, President of Velocity Commercial Capital. “With our first commercial securitization completed in June 2006, we expect to continue to add liquidity directly from the capital markets and provide brokers with a great lending partner.”

Through its stated and full doc programs, Velocity maintains a mission to be an invaluable resource to brokers in the commercial lending industry. By providing timely and objective information, Velocity works with brokers to find their borrowers’ the best loan possible. This honest, consultative approach and commitment to customer service, has helped Velocity quickly become an industry leader in the small balance commercial market.

About Velocity

Velocity Commercial Capital is a nationwide direct wholesale lender specializing in both full doc and stated small balance commercial loans up to \$3 million. Velocity’s team is committed to providing its clients with an unparalleled level of service and strives to close loans efficiently and swiftly. Founded in 2004, Velocity is headquartered in Westlake Village, California, and has a regional East Coast Office in Stamford, Connecticut. Due to its tremendous growth, the company has plans to open an additional Midwest location in the near future.

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