



BOSTON CAPITAL CLOSES CONSTRUCTION/PERMANENT LOAN ON AFFORDABLE DEVELOPMENT IN TAYLOR, TX

Taylor, TX – June 5, 2006 – Boston Capital Finance announced the closing of a construction/permanent loan on The Gardens of Taylor, a to-be-built apartment community in Taylor, TX. The Boston Capital Affordable Housing Mortgage Fund LLC provided the loan; Boston Capital Corporation provided the tax credit equity for the development. This is Boston Capital's sixth joint venture with Continental Realty, Inc.

The construction loan amount was \$1.9 million, with an anticipated conversion to a permanent loan amount of \$1.285 million. The interest rate on the loan was fixed at 6.99%, which equated to a spread of 235 basis points over the 10 year treasury yield.

The Gardens of Taylor will be set aside for seniors aged 62 or older earning 60% or less of the area median income (AMI). The development will consist of 36 two-bedroom units, each of which will have a two-car garage. Amenities will include a community room, laundry facilities, washer and dryer hookups, fireplaces and patios.

Boston Capital Finance manages the mortgage fund which was introduced in March 2006. The fund originates construction, permanent and construction/permanent loans between \$750,000 and \$10,000,000. The mortgage fund will target new construction or substantially rehabilitated LIHTC (Section 42) properties in which Boston Capital is the equity investor.

"We are very excited about our mortgage fund for LIHTC properties and are extremely pleased to once again partner with Continental Realty in the acquisition of The Gardens of Taylor," stated Jack Manning, president and CEO of Boston Capital Corporation. "We have built a reputation over the past 32 years of providing our developer partners the best in equity financing and on-time closings. Our mortgage fund offers developers a seamless process for managing both debt and equity."

Boston Capital Corporation, headquartered in Boston, Massachusetts, is a fully integrated finance and investment company. Since its inception in 1974, Boston Capital has been on the cutting edge of multifamily property investment, management and financing. Boston Capital serves clients nationwide and internationally, controlling over 2,642 multifamily properties, constituting over 147,000 apartments located in 48 states and the District of Columbia, with a total development cost in excess of \$11.3 billion. Boston Capital is the 4th largest owner/investor of multifamily housing in America.

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