

FOR IMMEDIATE RELEASE

**Denver-based Commercial Capital, a Real Estate Lending Company,
Expands Credit Lending Capacity to \$350 million**

DENVER, COLORADO, January 5, 2007 — *Commercial Capital, Inc.* announced today that it recently completed transactions and has secured two new institutional credit facilities expanding the Company's lending capacity to over \$350 million.

Commercial Capital, Inc., an innovative private finance company specializing in short-term commercial real estate lending, has experienced considerable growth targeting its niche in the small to mid-tier real estate development market. Increasing its capital base and obtaining the additional senior and subordinated credit facilities was a major accomplishment for the company leading into 2007.

According to Matthew Witt, President and CEO, "Our strategic plan is to become the foremost short-term commercial real estate lender in the small to mid-tier development market. With over \$350 million in additional lending capacity, we are now one of the leading private lenders in the Rocky Mountain region."

"To attract a major international bank and one of the region's most respected hedge funds as partners validates our lending model, the demand for our services and the rapid growth Commercial Capital has experienced in the alternative lending and real estate development sector," adds Witt.

Commercial Capital currently lends primarily in the Rocky Mountain area, but with the additional lending capacity will look to further expand its operations regionally and nationally.

About Commercial Capital, Inc. – CCI is a leading private money lender specializing in short-term commercial real estate lending in the small to mid-tier development market. The company finances commercial real estate projects in the \$1m to \$15m range, including new construction, hotels, office, retail, strip mall, medical, assisted living, warehouse, storage, golf course, mobile home park, auto care, apartment, student housing, multi family, condo and conversion, and land development.

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Information Regarding Forward-Looking Statements

Except for historical information contained herein, the statements in this Press Release are forward-looking statements that are made pursuant to the safe harbor provisions of the Private Securities Litigation Reform Act of 1995. Forward-looking statements involve known and unknown risks and uncertainties, which may cause our actual results in future periods to differ materially from forecasted results. These risks and uncertainties include, among other things, product demand, market competition, and risks inherent in our operations.