

FOR IMMEDIATE RELEASE

**Denver-Based Commercial Capital Closes \$7.7 Million
Acquisition & Construction Loan on 132 Room Wingate Hotel in Aurora**

DENVER, COLORADO, March 1, 2007 — *Commercial Capital, Inc.* a private real estate lending company announced the closing of a \$7.7 million acquisition and construction loan for a 132 room Wingate Hotel in Aurora, Colorado. The hotel is being built by Alfa Design & Construction, a local Colorado builder who specializes in building mid-scale hotels including Days Inn, Microtel Inns & Suites, Hampton Inn and Ramada Inn.

According to Matt Witt, Commercial Capital's President, "When the opportunity to purchase the property in such close proximity to the new Southlands Mall presented itself, Alfa Design had to move quickly or risk losing the land. We were able to close this deal in less than 10 days and help Alfa Design move forward with the hotel. This is a strong project in an excellent location and it fits well into our lending portfolio."

"Based on the foot traffic and market analysis of the Mall, as well as the proximity to Denver International airport, we knew the hotel would be a welcome addition to the area." Says Ranko Mocevic, President of Alfa Design.

The hotel is expected to break ground in May 2007. It will be built on 3.26 acres within walking distance to Southlands Mall on E-470 and Smoky Hill Road. Southlands Mall is a mixed-use lifestyle center (roughly 1.7 million square feet) that includes a four-block main street and community plaza that brings the surrounding communities a wealth of leading restaurants and retailers as well as a post office and movie theatre.

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.