

FOR IMMEDIATE RELEASE

**Commercial Capital Provides \$8.1 Million in Funding
for a 6 Unit Luxury Townhome in Cherry Creek**

DENVER, COLORADO, March 23, 2007 — *Commercial Capital, Inc.* recently completed the funding for Grayson Place at Third Avenue a 6 unit, luxury townhome. Grayson Place was previously home to one of Cherry Creek North's oldest establishment, Veldkamp's Flowers. With demolition complete, construction at 3rd Avenue and Harrison Street has begun.

After over a century as a nursery with various names and an incredible history, a Cherry Creek North landmark is auspicious by its absence. The original greenhouse built by Canadian, Ralph Gray and Swede, M.H. Erickson at a cost of \$500 will soon be the location of an incredible \$11,000,000, six home condominium community, Grayson Place at Cherry Creek North. A rich and interesting history of the site is available on the development's website, www.graysonplace.com as well as initial plans and design elements that will enhance the 3rd Avenue Gateway to Cherry Creek North.

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.