

For immediate release

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NEWS RELEASE

Sunset Financial Provides \$3.5 Million in Bridge Financing for Construction at Bethany Peace Point Equestrian Center

BETHANY, W.Va. - Bethany Peace Point Equestrian Foundation announced today that Stuart Levy of Sunset Mortgage Co., Wheeling, W.Va., has arranged for a commitment of \$3.5 million in bridge financing through Sunset Financial Resources of Jacksonville, Fla., by Skip Mullins, vice president of commercial lending. The financing will enable Peace Point founder Gene C. Valentine to restructure debt at the multi-million dollar Peace Point Equestrian Center (www.peacepointfarms.com). It also will facilitate new construction at the center.

Valentine, an alumnus of Bethany College in Bethany, said of the equestrian center, "This project was developed during my tenure on the Bethany College board of trustees. My decision to join the board was predicated upon my desire to 'give back' to an institution that had made a large difference in my life and career." He established Bethany Peace Point Equestrian Center to promote the equestrian sports and equine management education at the historic liberal arts college. The college's intercollegiate equestrian team, based at the center, recently completed its first year of competition.

Noting that studies indicate the horse industry has a \$112.1 billion impact on the U.S. economy, Valentine said he expects expansion of the equestrian center and the equine studies programs at Bethany College to have a positive impact on employment and economic development in the Northern Panhandle and the state of West Virginia.

Valentine said he was gratified by Sunset Financial's "socially responsible commitment" to share his vision for the center's role in the liberal arts tradition of Bethany College and for the economy of the region. He added that a \$4.95 million rural development loan guarantee for Peace Point Equestrian Center is pending with Ameribank of St. Clairsville, Ohio, and the U.S. Department of Agriculture.

Already in place at the equestrian center are a 160-foot by 210-foot indoor show arena, two outdoor arenas, pastures and barns. To be constructed are a second 160-foot by 310-foot indoor arena, an outdoor Western events arena, six additional barns, tack shop, veterinary annex and a pre-veterinary school. Future plans for the 2,800-acre Brooke County site include a five-star restaurant, timeshare properties and an assisted living facility. Bethany Peace Point Equestrian Foundation is a Section 501(c)(3) supporting organization for the benefit of Bethany College, which offers bachelor's degrees in equine studies and pre-veterinary studies. The foundation accepts financial contributions and donations of horses for the center.

Sunset Financial Resources, Inc. (NYSE: SFO) operates as a real estate investment trust, with a portfolio of residential mortgage loans and commercial mortgage bridge loans throughout the country. A related company, Sunset Mortgage Co., L.P., is a licensed national mortgage banker offering residential and commercial lending. With 360 offices nationwide, Sunset Mortgage Co. has operated in the Wheeling area for over four years.

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