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PRESS RELEASE

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**PINNACLE RETAINED TO ARRANGE \$14.075 MILLION CREDIT FACILITY
TO 27-UNIT DENNY'S FRANCHISEE IN ILLINOIS AND INDIANA**

*PINNACLE IS RETAINED TO ARRANGE A CREDIT FACILITY TO INCLUDE THE REFINANCE OF
SPECIFIC EXISTING LOCATIONS FOR PFC CLASSIC.*

Indianapolis, IN — Pinnacle Commercial Capital, recognized as one of the premier nationwide lenders to the franchise industry, has been retained to arrange a \$14.075 million credit facility to refinance certain Denny's restaurant locations in Illinois and Indiana.

Bill Wildman, President of Pinnacle Commercial Capital said, "Pinnacle's commitment to the Denny's systems is continuing to grow stronger. We look forward to assisting Mr. Imler and Mr. Kilberger in this engagement. Our custom-tailored approach to their business has prove to be the solution to the growth of the business at a time when financing is becoming more difficult to access."

Darrell Imler President, said, "Pinnacle's professionalism and knowledge of the industry, combined with their insight specifically into our business, makes Pinnacle a perfect partner for our company, and we look forward to a positive and successful result."

Wildman continued, "Pinnacle recognizes the capital needs of the Denny's systems and is dedicated to structuring loan programs and credit facilities that will enable franchisees to grow individually while contributing to the system's expansion as a whole."

Pinnacle Commercial Capital, a privately-held, Indianapolis-based specialty commercial finance company, is focused on providing loan products for the complete range of growth opportunities for owners, franchisees, landlords, franchisors and investors in branded retail businesses. Loan proceeds may be used for a variety of purposes including debt refinancing, the acquisition of existing units or real property, equipment purchases and store improvements.

Pinnacle has provided business and franchise financing nationally to operators of quick service and casual dining restaurants, lube centers, video stores and other specialty retail outlets. The company originates loan products serving all regions of the United States through five offices, including Indianapolis, Austin, Boston, New York and Los Angeles.