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**PRESS RELEASE**

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For Immediate Release September 24, 2008

**PINNACLE ARRANGES \$6.20 MILLION COMMITMENT FOR PIZZA HUT  
FRANCHISEE TO ACQUIRE NINE PIZZA HUT LOCATIONS IN TEXAS.**

PINNACLE HAS UNDERWRITTEN AND SECURED A COMMITMENT AND FUNDING FOR A \$6.20 MILLION CREDIT FACILITY TO ACQUIRE PIZZA HUT UNITS IN DALLAS, TX

**Indianapolis, IN** — Pinnacle Commercial Capital, recognized as one of the premier nationwide lenders to the franchise industry, has secured a commitment and today JNH Foods received funding of \$6.20 million to acquire certain Pizza Hut assets, in Dallas, Texas.

Bill Wildman, president of Pinnacle Commercial Capital said, "Pinnacle's commitment to the Pizza Hut system has been very strong over many years. Our dedication to this brand is due in part by strong franchisees like our Borrower and to the strength of the Brand. JNH Foods chose Pinnacle over other lenders due our ability to quickly understand their business and script out a capitalization structure the Borrower liked that met the criteria of our financial partner. We pride ourselves in assisting qualified franchisees in the Pizza Hut system that are looking for capital to grow their businesses. We started providing capital to the system in the 1990's and we have been committed to assisting qualified Pizza Hut franchisees ever since. It is very satisfying to accomplish yet another objective we were retained to assist in. Our custom-tailored approach to their business has proved to be the solution to arranging the financing for this acquisition." Our Borrower said, "Pinnacle's professionalism and knowledge of the industry, combined with their insight into our business, makes Pinnacle a perfect partner for our company and we are very satisfied with the result." The Borrower continued, "We plan to call on them again for our next acquisition because they fully understand the franchise lending business and know how to structure transactions that allow us to grow our business."

Wildman continued, "Pinnacle recognizes the capital needs of the Pizza Hut system and is dedicated to structuring loan programs and credit facilities that will enable qualified franchisees to grow individually while contributing to the system's expansion as a whole. Unit growth within the Pizza Hut System is still expanding and the company continues to have plans to grow the concept in smaller communities across the country. Pinnacle welcomes the opportunity to continue assisting the chain in its expansion."

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 7 locations, including Indianapolis, Austin, New York, Knoxville, Boston, Phoenix, and Los Angeles.