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Press Release

First IRA Mortgage, Inc. hosts nationwide Town Hall Meetings on financing real estate in IRAs and 401k retirement accounts

Phoenix, AZ, August 20, 2006: First IRA Mortgage, Inc., a specialty, wholesale mortgage lender, will host a series of free Town Hall Meetings in over 40 cities nationwide, to teach mortgage brokers and financial industry professionals about the hottest trend in retirement investing: financing real estate in Roth and traditional IRAs. Launching in San Francisco on August 22nd and continuing through March 2007, the Town Hall Meetings will educate mortgage, real estate and financial industry executives with an in-depth look at IRA real estate investing and, presentations from the leading experts in this growing marketplace. All Town Hall Meetings will be co-sponsored by leading IRA custodians such as PENSCO Trust Co., Millennium Trust Co. LLC, and Security Trust Co.

“More and more, people want alternatives to stocks and mutual funds to save money for their retirement years,” says Jay Michalowski, President and Chief Lending Officer of First IRA Mortgage. “For some investors, owning investment real estate inside their retirement account, and knowing that this physical asset will be there when they reach retirement age, is very comforting.” Michalowski adds, “Adding real estate assets to stocks and mutual funds can be a prudent, reliable and lucrative way to diversify a retirement plan.”

Speakers at the Town Hall Meetings will include Donald Bronstein, First IRA Mortgage Vice President and a 20 year IRA real estate investment professional, Jay Michalowski, President and CLO of First IRA Mortgage, and guest presenters from the co-sponsoring custodians. The Meetings are open to financial and mortgage industry professionals and press only, not to the general public. To register or for a complete list of cities and dates, please contact Kristy Swanson at First IRA Mortgage on 1-888-471-1471.

For Release 9 a.m. EDT, July 15th, 2006

About First IRA Mortgage, Inc.

First IRA Mortgage Inc., a wholesale mortgage lender preparing to launch on a national basis, will specialize in loans and mortgages that allow individuals to finance real estate in their Roth or traditional IRAs, 401ks and other self-directed retirement accounts.

First IRA will sell its IRA mortgage products through an approved network of mortgage professionals, certified financial planners, CPAs, real estate professionals, and registered investment advisors.

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For all other enquiries, please visit us at www.firstira.com or phone 1-888-471-1471.