



PRESS RELEASE

Heritage Posts Quarterly Report;
Expects to Fund Loans by Year End

Wilmington, DE (September 19, 2006) - Heritage Capital Credit Corporation (OTC: HCPC) today posts its June 30, 2006 Quarterly Report, whereby its net earnings per share remain at less than (\$.01). To view the quarterly financial statements, visit www.pinksheets.com.

Heritage is a holding company, which through its subsidiary, structures financial lending products. We make lending work better for us as the lender and the borrower and we are using commercial real estate property as our point of entry into the Collateralized Debt Obligation ("CDO") market space. This CDO structure allows us to provide financing for commercial real estate without taking real estate risk and further turn over our capital without the normal lending risk, thereby allowing us to recognize our fee income and a higher profit margin. The Company's distinct business segments are software for lending products, capital markets, commercial lending and credit enhancements.

Heritage has 26 contractual obligations to fund, for its proprietary commercial loans, called BCLOCs, totaling approximately \$740 million. Funding for many of the 26 contractual obligations is expected to be completed in 2006 with the remainder in the first half of 2007. Some of the existing 26 contracts may be replaced with other BCLOCs before funding.

After three years of capital investment to prepare for funding the BCLOC Loans, the Company expects to have earnings going into 2007.

For more information, visit our websites: www.IndependentCapitalCreditCorp.com and www.HeritageCapitalCreditCorp.com.

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This press release may contain forward-looking statements within the meaning of federal securities laws that involve significant risk and uncertainties. The words "estimate," "possible," "seeking," and similar expressions identify forward-looking statements, which speak only as to the date the statement was made. The Company undertakes no obligation to publicly update or revise any forward-looking statements, whether because of new information, future events, or otherwise. Forward-looking statements are inherently subject to risk and uncertainties, some of which cannot be predicated or quantified. Future events and actual results could differ materially from those set forth in, contemplated by, or underlying the forward-looking statements. The risks and uncertainties to which forward-looking statements are subject include, but are not limited to, the effect of government regulation, competition and other material risk.

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