



PRESS RELEASE

Heritage Capital Credit Corporation Receives Allocation up to \$300 Million

Wilmington, DE – February 27, 2007- Heritage Capital Credit Corporation (OTC:HCPC) today announced that one of its affiliates has secured an institutional investor to purchase up to \$300 million in BCLOC Trust Notes, which will fund commercial projects. The closing on this funding is scheduled to begin on March 15, 2007.

Heritage Capital Credit Corporation has received confirmation that the investor has signed a letter of authorization with their brokerage firm that when the funds are on deposit, they can be used to purchase only BCLOC Trust Notes.

The BCLOC Trusts can purchase the commercial property assets originated by Independent Capital Credit Corporation, a subsidiary of Heritage Capital Credit Corporation.

Upon completion of the \$300 million funding, the Company anticipates pre-tax earnings of \$0.085 per share by the end of the third calendar quarter.

The company is accepting loan applications. For more information regarding financing real property assets, visit www.independentcapitalcreditcorp.com.

About Heritage Capital Credit Corporation

Heritage is a holding company, which through its subsidiary; Independent Capital Credit Corporation is engaged in the commercial property lending business as well as in other financial services that are in large part associated with the real estate industry.

Visit our website: www.HeritageCapitalCreditCorp.com.

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Certain statements in this news release may contain "forward looking" information within the meaning of Rule 175 under the Securities Act of 1933 and Rule 3b-6 under the Securities Act of 1934 and are subject to the safe harbor created by those rules. There can be no assurance that such forward-looking statements will be accurate and actual results and future events could differ materially from those anticipated in such statements.

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