

FOR IMMEDIATE RELEASE

**COHEN FINANCIAL SECURES \$12 MILLION FINANCING FOR
RETAIL CENTER IN SAN JOSE, CALIFORNIA**

San Francisco (February 21, 2008) – Paul Schroeder, Managing Director of Cohen Financial's San Francisco office, has secured \$12 million in refinancing for the Santa Teresa Village Shopping Center. The 130,000 square-foot property is located at the intersection of Santa Teresa Boulevard and Bernal Road on the edge of IBM's Almaden Research Center in the foothills above Silicon Valley. The retail center is fully occupied and anchored by a Nob Hill Foods store.

The borrower, a 30-year client of Cohen Financial's, is a partnership with Barry Swenson Builders and is one of the leading commercial real estate investors in Silicon Valley. The lender is Delaware Investors. The 50 percent loan-to-value (LTV), 10-year term loan is priced on the 10-year U.S. Treasury.

"We chose to work with Delaware Investors because we were able to structure a loan that allows our client to maximize cash flow throughout the term of the loan," said Schroeder. "The location and the possibility that Nob Hill Foods may expand was very attractive to the lender."

Santa Teresa Village Shopping Center is located in an area of San Jose that has grown into a major thoroughfare on the edge of the IBM center. Expansions consist of both residential and high-tech business developments.

About Cohen Financial

Cohen Financial is a national real estate capital services firm offering debt and equity placement, investment brokerage, loan administration and advisory services. The company is recognized as one of the nation's largest originators of commercial real estate financing. Cohen Financial serves clients throughout the U.S. from offices in 9 major markets.

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