

FOR IMMEDIATE RELEASE

**COHEN FINANCIAL SECURES \$10 MILLION IN FINANCING FOR DELUXE,
FULL-SERVICE HOTEL IN SANTA CLARA, CALIFORNIA**

San Francisco (April 10, 2008) – Cohen Financial, a national real estate capital services firm, today announced that it has secured \$10 million in refinancing for a deluxe 263 room hotel property, the Biltmore Hotel and Suites in Santa Clara, California. The approximately 164,000 square-foot, full-service hotel caters to select Silicon Valley corporate clients and families visiting Great America Theme Park, Northern California's ultimate entertainment destination.

Cohen Financial secured the non-recourse, approximately 50 percent loan-to-value (LTV) 12-year term loan. The lender is PPM Finance on behalf of the Jackson National Life Insurance Company. The borrower is a local family partnership that owns the Biltmore Hotel and another hotel property along the central California coast. Paul Schroeder, a Managing Director and Michael Mason, Senior Analyst in Cohen Financial's San Francisco office, originated the transaction.

"The Biltmore Hotel is a very unique, attractive property due to its high-end facilities, size and proximity to Great America, Silicon Valley and the proposed site for the San Francisco 49ers football stadium," stated Schroeder. "We secured favorable terms for this loan as the lender saw the value of the hotel's proven, hands on ownership and management team."

The Biltmore Hotel features 135 suites and 128 standard rooms, a bar, restaurant, close to 10,000 square-feet of meeting space, pool and health club and a business center. It is located just off Highway 101 and the Montague Expressway near the San Jose International Airport, the Santa Clara and San Jose Convention Centers and Silicon Valley's high tech corridor.

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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