

COHEN FINANCIAL SECURES \$4.8 MILLION FINANCING FOR MEDICAL OFFICE BUILDINGS IN CALIFORNIA

Sacramento, California (August 20, 2008) – Cohen Financial, a national real estate capital services firm, today announced that it has secured a \$4.8 million loan for the refinance of Bell Professional Plaza, a medical office property located in Auburn, California. The property consists of two medical office buildings totaling more than 45,000 square-feet of rentable space on a 3.0 acre site. Sutter Auburn Faith Community Hospital, part of one of the nation's largest non-profit health care providers, is located one block from the property.

Bell Professional Plaza is situated just off of Highway 49 at the southwest corner of Bell Road and Professional Drive. Auburn is located approximately 40 miles northeast of Sacramento.



Cohen Financial secured a 10-year, fixed-rate loan at 6.15 percent with a 30-year amortization schedule. The lender is a life insurance company with a correspondent relationship with Cohen Financial. The borrower is a Northern California real estate investor. Michael J. Irwin, a Director in Cohen Financial's Sacramento, California office originated the transaction.

"Our client was very pleased that we were able to secure an aggressive long-term, fixed interest rate loan which the lender was willing to rate lock at application and hold until funding four months later," said Mr. Irwin.

Cohen Financial's Loan Administration platform is servicing the Bell Professional Plaza loan. Recently, the firm was awarded the select servicer ranking from Standard & Poor's Rating Agency (S&P).

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. In 2008, the company marks 30 years of capital markets experience and 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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