

COHEN FINANCIAL SECURES \$42 MILLION FINANCING ON SOUTHWEST OFFICE PORTFOLIO FOR THE KOLL COMPANY

Newport Beach (October 24, 2008) – Cohen Financial, a national real estate capital services firm, today announced that it has secured a total of \$42 million in debt refinancing for a portfolio of three multi-tenant office properties for The Koll Company and the Public Employee Retirement System of Idaho. CS Capital Management, Inc. serves as advisor to the Public Employee Retirement System of Idaho. The B/B+ properties total approximately 500,000 square-feet and are located in Arizona, Colorado and Texas. The proceeds refinanced maturing debt and provided significant cash out.

Bruce Krall, a Managing Director of Cohen Financial's Newport Beach Office, represented the borrower. The lender is a life insurance company. The non-recourse, interest only, 65 percent loan-to-value (LTV) floating rate bridge loan closed on October 1, 2008. The loan has an initial term of three years with two one-year extensions. An attractive feature of the loan is that no reserves for tenant rollover or capital expenditures were held back from loan proceeds.

Koll acquired the three properties, containing over 100 tenants, at the end of 2006 and assumed existing CMBS debt. Koll, headquartered in Newport Beach, California, excels at operating these types of multi-tenant properties. The loan frees up capacity on Koll's credit line, enabling them to pursue their aggressive acquisition strategy going into 2009.

"Even though this was Koll's second deal with this lender it was challenging in today's environment given that many of the features in this loan are virtually extinct, i.e. non-recourse, cash out, interest only and zero reserves. I believe our longstanding relationship with this lender, and the strength of the sponsor (over 90 million square feet developed and an existing portfolio of over 6 million square feet of office and industrial properties) played a major role in securing such favorable terms," said Mr. Krall.

"The lender never wavered through some seriously tumultuous times," said Jay Spurgiasz, Vice President of Finance for The Koll Company. "They were good the first time around when the market was good, they were really impressive this time around. We intend to do more with this high quality lender."

The office buildings are located at 2805 Dallas Parkway in Plano, Texas, 1873 South Bellaire Street in Denver, Colorado and 10851 North Black Canyon Highway in Phoenix, Arizona.

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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