

## **COHEN FINANCIAL SECURES \$5.5 MILLION IN FINANCING FOR A MULTI-BUILDING, MULTI-TENANT OFFICE COMPLEX IN BERKELEY, CALIFORNIA**

San Francisco (December 17, 2008) – Cohen Financial, a national real estate capital services firm, today announced that it has secured \$5.5 million in refinancing for Bancroft Plaza, a multi-building, multi-tenant commercial office development. Bancroft Plaza spans more than 57,000 square-feet and is located at 2223-2265 A Fifth Street and 809-827 Bancroft Way in Berkeley, California.

Cohen Financial procured competitive, long-term fixed rate financing for the property. Kenneth M. Fox, CCIM, a Managing Director in Cohen Financial's San Francisco office, originated the transaction. The lender is Delaware Investments, an insurance company lender, and the borrower is a local Berkeley-based commercial real estate developer and long-term client. The financing closed in the fourth quarter.

"We secured a forward commitment financing for our client, locking in the terms more than four months before the transaction closed," said Mr. Fox. "Not only did we secure the financing months before close but also in front of the current liquidity crisis."

### **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 7 major markets.

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