

COHEN FINANCIAL SECURES \$34 MILLION REFINANCING FOR QUEST SOFTWARE, INC. CORPORATE HEADQUARTERS IN ORANGE COUNTY CALIFORNIA

Newport Beach (September 1, 2009) – Cohen Financial, a national real estate capital services firm, today announced that it has secured a total of \$34 million in debt refinancing for Quest Software, Inc.'s headquarters. The two mid-rise office buildings total 168,703 square-feet and are located in Aliso Viejo, California.

Bruce Krall, a Managing Director of Cohen Financial's Newport Beach Office, represented the borrower. Quest Software Inc., a publicly traded software company, had originally purchased the property on an all-cash basis in 2004 and now sought to replace its equity in the property with new debt, which is viewed as a "cash-out" refinance in today's conservative capital markets. According to Mr. Krall "The credit worthiness of the borrower helped the lenders get comfortable with the cash out refinance and the \$201 loan per square foot." To fully fund the transaction, Cohen Financial brought in a second lender as a participant in the transaction. The lead lender is a Midwest-based regional bank. The participating lender is a relatively new Southern California bank. The fixed rate loan represents 70 percent loan-to-value (LTV) with a 25-year amortization schedule and closed in early August, 2009.



"We are very pleased to be able to deliver such favorable terms in an environment where very few lenders are actually lending," said Mr. Krall. "The bank was impressed with our client's financial strength, and the prospect of a long-term relationship with such a well run and successful company."

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. Marking 31 years of capital markets experience in 2009, the company is recognized as one of the nation's leading originators of commercial real estate financing. Cohen Financial serves clients throughout the US from offices in 7 major markets.

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