

COHEN FINANCIAL ARRANGES \$3 MILLION FINANCING FOR CALIFORNIA OFFICE PARK

San Francisco (August 30, 2011) – Cohen Financial, a national real estate capital services firm, today announced that it has secured a \$3 million refinancing for the Galleria Office Park in Santa Cruz, California. The 59,262 square foot, multi-tenant office property is well leased and is located at 740 Front Street.

Paul Schroeder, a Managing Director in Cohen Financial's San Francisco office, secured the fixed-rate, long-term, non-recourse financing. The lender is The Union Central Life Insurance Company, a UNIFI Company.

"The secondary market location and a ground lease were challenges for the lender," said Mr. Schroeder. "However two critical factors helped to make the deal, the lender and borrower have done at least two other transactions and the landlord is a dominant property manager in the area. The loan has a 20-year amortization schedule."

About Cohen Financial

Cohen Financial is a diversified, commercial real estate capital services firm offering debt and equity placement, investment brokerage, loan administration and advisory services. Marking 33 years of capital markets experience in 2011, the company is well recognized as one of the nation's leading loan servicers and special servicers, as well as an originator of commercial and multifamily real estate financing. Cohen Financial serves clients throughout the U.S. from offices in 9 major markets.

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