

COHEN FINANCIAL SECURES \$5.8 MILLION FINANCING FOR A MIXED USE PROPERTY IN SAN JOSE, CALIFORNIA

San Francisco (June 25, 2009) – Cohen Financial, a national real estate capital services firm, today announced that it has secured a \$5.8 million financing for The Security Building, a mixed use office and retail property in San Jose, California. The approximately 60,000 square-foot property is located at 78-94 South First Street and is fully leased on a long-term basis to a variety of regional office and retail tenants.

Paul Schroeder, a Managing Director in Cohen Financial's San Francisco office, secured the \$5.8 million transaction. The lender is Sun Life Financial of Canada. The borrower is one of the largest landlords in the Silicon Valley. The transaction closed in May of 2009.



“This was a very complicated transaction,” said Mr. Schroeder. “We bifurcated an existing loan, splitting it between another property and The Security Building without changing the terms of the original transaction. We therefore spread the lender’s risk over more collateral and allowed Sun Life to keep the loan in place.”

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 U.S. from offices in 7 major markets.

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