

COHEN FINANCIAL ARRANGES \$8 MILLION IN FINANCING FOR SAN JOSE INDUSTRIAL BUILDING

San Francisco (April 28, 2011) – Cohen Financial, a national real estate capital services firm, today announced that it has secured an \$8 million refinance for a manufacturing building located at 1185 Campbell Avenue in San Jose, California. The 130,381 square-foot industrial space is fully leased to Zazzle, Inc., the world's leading platform for quality custom products.

Paul Schroeder, a Managing Director in Cohen Financial's San Francisco office, secured the fixed-rate, long-term, non-recourse financing. The lender is Sun Life Financial of Canada. The loan closed in March 2011.

"To secure financing for this transaction, we had to overcome the lending markets reluctance to finance single tenant industrial properties," said Mr. Schroeder. "We successfully accomplished this and replaced the existing CMBS loan with new long-term financing that met our client's needs."

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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