FOR IMMEDIATE RELEASE

C&C Capital Financed the Acquisition of 355 & 455 Trimble Road in San Jose, CA. C&C Capital placed a two year, floating rate, non-recourse, bridge loan, totaling $18,325,000 on two, two story high quality office/R&D buildings, totaling ±176,905 square feet.

The project was 45% leased at the time of acquisition. The financing package included capital for lease-up, interest carry and capital improvements. Acquisition financing was arranged by Brad Zampa of C&C Capital.

About C&C Capital
C&C Capital, a Cornish & Carey Commercial affiliate, works with clients and agents in all areas of commercial real estate financing - including permanent, bridge, mezzanine, construction, and sale/leaseback debt - and joint venture equity for all types of real estate. We leverage our relationships with life insurance companies, pension funds, investment and merchant banks, Fannie Mae/Freddie Mac, opportunity funds, and other private sources. C&C Capital has closed over $3.5B in debt and equity placements since inception in May 2005.

About Cornish & Carey Commercial
A dominant regional real estate force since 1935, Cornish & Carey Commercial/ONCOR International provides a full range of services for both property owners and companies occupying buildings throughout Northern California. With more than 200 agents in nine strategically located offices - Santa Clara, Palo Alto, San Mateo, San Francisco, Walnut Creek, Emeryville, Pleasanton, Roseville and Sacramento - Cornish & Carey Commercial is one of the largest privately held commercial real estate service providers in the world. Our services have expanded throughout the United States and to major markets internationally in conjunction with the company's affiliation with ONCOR International, an organization of leading brokerage firms in North America, Europe and Latin America. For more information, visit Cornish & Carey Commercial online at