



FOR IMMEDIATE RELEASE

Commercial Defeasance LLC Opens New York City Office

New York – September 4, 2007 – Commercial Defeasance, LLC, the market leader in the defeasance of CMBS loans, officially opened a new office in New York City on August 30, 2007. After ten years with GE Capital Corporation, most recently as a Project Manager in the Capital Markets Group, John Ahern has joined Commercial Defeasance as a VP of Sales and will manage the New York office. Ahern will report to Josh Cohen, Managing Director. The new office on 44th Street between 5th and 6th Avenue is the third location for Commercial Defeasance, which is headquartered in Charlotte, North Carolina and recently opened an office in Los Angeles.

John Hosmer, Chief Executive Officer, said, “Personal visits to clients and potential clients, and customer service in general, have been the number one priority for us since Rob Finlay founded the company in 2000. Our new offices in New York and Los Angeles represent the natural evolution of our commitment to provide our customers with the smoothest defeasance experience and highest level of personal service.”

The new office is located at 28 West 44th Street, 16th Floor, New York, NY 10036.

What is Defeasance?

Defeasance is a substitution of collateral in which a portfolio of government securities replaces the real estate as the collateral for a commercial loan. Redemption of principal and interest from the securities pays all remaining debt service, so the promissory note technically remains in place but is repaid from the proceeds of the securities purchased. The securities are typically purchased with a portion of the proceeds of a sale or refinance, so the defeasance transaction is usually coordinated with a related real estate transaction. Nearly all fixed-rate commercial conduit loans originated since 1998 require a borrower to defease in order to sell or refinance.

About Commercial Defeasance, LLC

Commercial Defeasance, LLC is the market leader in commercial real estate loan defeasance. The company actively manages all aspects of the 30 day defeasance process, so borrowers and their attorney and broker can focus on the related real estate transaction with confidence that the defeasance will close on time. Commercial Defeasance has continuously led the defeasance market since pioneering the CMBS defeasance consulting business in 2000. The company has facilitated thousands of defeasance transactions nationwide for all property types from million dollar single loan transactions to billion dollar multi-loan transactions coordinated with multiple loan servicers and rating agencies to close on the same day. For more information or a free defeasance cost estimate, please visit www.defeasewithease.com or call 1-800-624-4779.

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