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STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF CORPORATIONS

TO: Cohen Financial Group LLC
Cohen Commercial Equity
John D. Cohen
Clarissa Marie Cohen
1637 Chasseral Way
Manteca, California 95337

and

1608 Sunrise Avenue, Suite 4
Modesto, California 95350

DESIST AND REFRAIN ORDER

**(For violations of the California Finance Lenders Law, Financial Code Section 22100
and the California Residential Mortgage Lending Act, Financial Code Section 50002)**

The California Corporations Commissioner finds that:

1. At all relevant times, Cohen Financial Group LLC (“Cohen Financial”) is a California limited liability company whose principal place of business is located at 1637 Chasseral Way, Manteca, California 95337. Cohen Financial is in the business of acting as a finance lender or broker, it maintains a website at www.cohenfinancialgroup.org. On its website, Cohen Financial states that it “will meet and exceed your Residential and Commercial Lending needs. We will fund your difficult loans in record time.” Cohen Financial also offers “Foreclosure Bailout Loans” purportedly to assist members of the general public who are facing foreclosure and in need of a loan. They offer “up to 80% financing of property value,” with loans closing within seven days, a loan size of \$100,000 to \$8,000,000 at rates from 9-15%. The website also states “Cohen Financial Group LLC is now Cohen Commercial Equity.”

1 2. At all relevant times, Cohen Commercial Equity describes itself as a provider of “Fast
2 Hard Money Loans, Commercial Lending, Short Term Mortgages and Private Money Financing on
3 real estate property ... Lending in all 50 States and International.” Cohen Commercial Equity lists
4 its principal place of business as 1608 Sunrise Avenue, Suite 4, Modesto, California 95350. It
5 maintains a website at www.cohencommercialequity.com. On its website, it indicates that Cohen
6 Commercial Equity is a Division of Cohen Financial Group. In addition, it claims to offer members
7 of the general public “100% financing” for “qualifying projects,” including but not limited to
8 company expansions, operating funds, bailing out companies in trouble, real estate developments,
9 hotels, resorts, and apartment buildings. The loan amount is advertised as being from \$1,000,000 to
10 \$500,000,000.

11 3. At all relevant times, John D. Cohen (“John Cohen”) is the Chief Executive Officer and a
12 partner of Cohen Financial and Cohen Commercial Equity.

13 4. At all relevant times, Clarissa Marie Cohen (“Clarissa Cohen”) is a partner and principal
14 of Cohen Financial and Cohen Commercial Equity.

15 5. On or about June 3, 2010, Cohen Commercial Equity engaged in the business of a finance
16 lender or broker when it agreed to serve as the placement agent in connection with the acquisition of
17 loan financing. It entered into a contract referred to as a Stand By Letter of Credit (“SBLC”) with at
18 least one California resident. The SBLC stated that the California resident “hires Cohen Commercial
19 Equity to secure funding with Joint Venture Group” in the amount of \$2,000,000 for an upfront
20 retainer fee of \$37,500.

21 6. The Commissioner has not issued a license to Cohen Financial, Cohen Commercial
22 Equity, John Cohen, or Clarissa Cohen to engage in the business of a finance lender or broker as
23 required by California Financial Code section 22100.

24 7. Moreover, the Commissioner has not issued a license to Cohen Financial, Cohen
25 Commercial Equity, John Cohen, or Clarissa Cohen to engage in the business of making residential
26 mortgage loans or servicing residential mortgage loans, in this state, as required by California
27 Financial Code section 50002.

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