

FOR IMMEDIATE RELEASE

**COHEN FINANCIAL SECURES \$22.3 MILLION IN FINANCING FOR
RETAIL CENTER IN COLORADO**

Denver (February 21, 2008) – Cohen Financial, a national real estate capital services firm, today announced that it has secured \$22.3 million in refinancing for Southbridge Plaza, a 175,000 square-foot shopping center located on West Mineral Avenue in Littleton, Colorado. Southbridge Plaza is anchored by a new 70,000 square-foot SafeWay Life Style store, catering to time-stressed customers and organic food shoppers, a SafeWay Fuel Center and a Marshalls.

Cleve Brown of Cohen Financial's Denver office represented the borrower, a California-based commercial real estate developer. The lender is MONY Life Insurance Company. The 10-year term, 60 percent loan-to-value (LTV) loan is priced on the 10-year U.S. Treasury.

"We secured a great deal of interest from lenders due to SafeWay's proposed store redevelopment, the fuel center and new space development suitable for restaurant and retail build out," said Brown. "The terms of the loan offered our client funds necessary to proceed with the redevelopment of the entire center into its current configuration."

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. The company is recognized as one of the nation's largest originators of commercial real estate financing. Cohen Financial serves clients throughout the U.S. from offices in 9 major markets.

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