

**FOR IMMEDIATE RELEASE**

**COHEN FINANCIAL SECURES \$7.6 MILLION FINANCING FOR  
RETAIL CENTER ACROSS FROM TYSONS CORNER CENTER  
IN VIENNA, VIRGINIA**

Washington, DC (March 18, 2008) – Howard Taft, Managing Director and Charles Penan of Cohen Financial's Miami office, have secured \$7.6 million in refinancing for Petco Plaza, a 22,850 square-foot retail property located at 1927-1931 Old Gallows Road in Vienna, Virginia. Petco Plaza is located in a prime location directly across from Tysons Corner Center, one of the top ten malls in the country, and is visible from I-495 and Leesburg Pike (Route 7). Petco, Mattress Discounters, Vitamin Shoppe and 7-Eleven anchor the center.

“The prime location of Petco Plaza, and its outstanding tenancy proved to be of significant value to the lender,” said Taft. “The loan we obtained on our client’s behalf fit the needs of their long term business plan and will enable them to redevelop the property in ten-years. The planned redevelopment will include retail, office and residential uses.”

The financing was provided by The Prudential Insurance Company of America. Terms of the 12-year non-recourse loan include 50 percent loan-to-value ratio (LTV), 12-year amortization schedule and an interest rate below five and a quarter percent. The borrower is a Washington, D.C. area real estate entrepreneurial group and repeat client of Taft and Penan.

**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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