

CONTACT: Kathy Mattson  
Mattson Communications, Inc.  
312-988-9352  
[kathy@mattsonpr.com](mailto:kathy@mattsonpr.com)

## **COHEN FINANCIAL ARRANGES \$13 MILLION MEZZANINE LOAN FOR MULTITENANT FLEX PROPERTY IN ALEXANDRIA, VIRGINIA**

**Newport Beach, California** (June 30, 2008) – Cohen Financial, a national real estate capital services firm, today announced that it has arranged a \$13 million mezzanine loan for Alexandria Corporate Park, a 271,688 square-foot, multi-tenanted flex property located at 6315 Bren Mar Drive in Alexandria, Virginia. The building is fully occupied, with much of the space leased to the General Services Administration and other credit tenants, and sits at the convergence of I-95, I-395 and I-495 just inside the capital beltway.

Mark Strauss, Managing Director, and Kevin Greenberg, Director of Cohen Financial's Newport Beach office, represented the tenants-in-common (TIC) ownership group, B&B Realty Investments, LLC and its principals. The loan facilitated the closing of the asset by bridging the current sponsor equity and the purchase price, allowing the sponsor an additional six months to complete the equity raise. The deal closed on June 5, 2008.

Richard Brown, a manager of the B&B Realty Investments, LLC, said "The loan Cohen Financial was able to secure on our behalf gave us the flexibility we needed to close on a great piece of real estate at an attractive price while continuing to secure TIC investors for the property."

"We secured a gap equity lender who understood the intrinsic value of the transaction and was able to respond in a very time efficient manner, closing the loan within approximately three weeks," said Strauss.

### **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. In 2008, the company marks 30 years of capital markets experience and 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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