

COHEN FINANCIAL SECURES \$13 MILLION FINANCING FOR RETAIL PORTFOLIO IN CHICAGO

Chicago (July 31, 2008) – Cohen Financial, a national real estate capital services firm, today announced that it has secured a \$13 million acquisition financing for a portfolio of three retail properties ideally located in two distinct Chicago neighborhood shopping areas. Two properties are located on 2200 Clark Street and 801 Diversey Street in Chicago's Lincoln Park neighborhood, and the third is on 4071 Milwaukee Street just north of the Six Corners intersection. The portfolio consists of 44,310 square-feet of retail space and 28 apartment units. Ninety-three percent of the retail space in the portfolio is leased, and the apartments are fully occupied.

Terms of the five-year, fixed rate, 70 percent loan-to-value (LTV) non-recourse loan include a 30-year amortization schedule priced on the five-year U. S. Treasury. A national life insurance company funded the transaction. The borrower is Newcastle Limited, a Chicago-based real estate investor and advisor.

Steve Roth, Cohen Financial Partner and Steve Kundert, Vice President of Cohen Financial's Skokie, Illinois office secured the financing. The acquisition financing closed on June 25, 2008.

"This transaction is an example of how credit is still being extended to the right assets and the right borrowers," said Mr. Kundert. "As long as your expectations are in check in this market in terms of leverage and structure, there are still aggressive pockets of money out there for deployment."

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.

About Newcastle Limited

Newcastle Limited is a Chicago-based real estate investor and advisor. An entrepreneurial investor with institutional backing, the firm acquires multi-family, retail and other commercial real estate assets in the City of Chicago and urban areas of Chicago suburbs. Newcastle can deploy large amounts of capital and close deals quickly.

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