

COHEN FINANCIAL SECURES \$8.948 MILLION FINANCING FOR CHICAGO AREA RETAIL PROPERTY ANCHORED BY SPORTS AUTHORITY

Chicago (December 1, 2008) – Cohen Financial, a national real estate capital services firm, today announced that it has secured \$8.948 million acquisition financing for a 77,467 square-foot retail center located at 9633 South Cicero Avenue in Oak Lawn, Illinois. The retail center is a Class “A” property. It is 96 percent occupied and is anchored by a Sports Authority, a Staples and Men’s Warehouse.

The loan, which is 55 percent loan-to-value (LTV), has terms that include a fixed rate and interest only payments over a five year term. The borrower is Inland Mortgage Corporation, the largest private land owner in the Chicago area and one of the top five shopping center owners, nationally. The lender is Principal Global Investors. Joel Simmons, a Partner in Cohen Financial’s Skokie, Illinois office, originated and structured the transaction. The acquisition closed in October, 2008.

The property is located on a busy thoroughfare in Oak Lawn, a densely populated suburban community located immediately southwest of Chicago. The Sports Authority was gut rehabbed in 2005. The Staples was newly constructed in 2006 and other areas of the center were newly developed in 2007.

“In line with other recent shopping center acquisition financings Cohen Financial has worked on in recent months, the location, quality of anchor tenants and space improvements were all critical factors in securing favorable deal terms,” said Mr. Simmons.

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 7 major markets.

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