

COHEN FINANCIAL ARRANGES \$3.4 MILLION FINANCING FOR INDUSTRIAL PROPERTY IN ILLINOIS

Favorable Transaction Terms Include Limited Recourse and Renewal Option

Chicago (February 15, 2009) – Cohen Financial, a national real estate capital services firm, today announced that it has secured a \$3.4 million refinancing for a four tenant warehouse/distribution center in Niles, Illinois. The 78,091 square-foot building is located at 6333 Howard Street in an industrial area between Interstates I-94 and the I-294 Tri-State Tollway.

Don C. Trossman, Managing Director of Cohen Financial in the Chicago office, secured the fixed-rate, 75 percent loan-to-value (LTV) financing based on a five-year loan term with a five-year renewal option and 30-year amortization schedule. The borrower is 6333 Howard, LLC, a commercial real estate entity, owned and controlled by a long-term Cohen Financial customer. The lender is Oxford Bank of Oak Brook, Illinois. The financing closed in the fourth quarter of 2008.



“Our client was extremely pleased that in a deteriorating financial marketplace Cohen Financial successfully secured the attractive fixed-rate, five-year mortgage with limited recourse, including an acceptable negotiated prepayment penalty,” said Mr. Trossman. “If we locate future refinancing opportunities for our client, we can easily do so. If not, we provided a reasonable renewal option to accomplish 10 years of financing.”

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 with more than 30 years of capital markets experience. Cohen Financial serves clients throughout the U.S. from offices in 7 major markets.

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