

COHEN FINANCIAL SECURES \$13 MILLION FINANCING FOR INDUSTRIAL PROPERTY IN SOUTH CAROLINA

Chicago (March 11, 2009) – Cohen Financial, a national real estate capital services firm, today announced that it has secured a \$13 million refinancing for an industrial property located in Clinton, South Carolina. The 560,000 square-foot distribution facility is located at 1702 Springdale Drive in Clinton, which is near Greenville, South Carolina and adjacent to highways I-385 and I-26. The property is 100 percent leased to Renfro Corporation, the world's largest manufacturer of socks.

Cohen Financial secured the fixed-rate, 67 percent loan-to-value (LTV) three-year term loan. The borrower is Griffin Capital, a national commercial real estate investment company. The lender is a regional bank. The transaction closed on February 2, 2009. Adam Levinson, Director of Cohen Financial's Skokie, Illinois office, originated the transaction.

"Today's capital markets are extremely difficult to navigate" said Kevin A. Shields, President of Griffin Capital. "We turned to Cohen Financial to utilize the firm's skilled intermediaries and broad networks to help us gain access to the capital we required."



"This property is critical to Renfro's North American operations and therefore, the company agreed to extend its lease terms for 12 years," said Mr. Levinson. "Even with the long-term lease in place, the location and quality of the property, the constrained capital markets environment proved challenging. We were pleased that the lender saw the potential in this transaction and worked with us to deliver pricing that meets Griffin Capital's needs."

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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