

COHEN FINANCIAL SECURES MORE THAN \$10 MILLION IN FINANCING FOR SHOPPING MALL IN MIAMI

Miami (December 4, 2009) – Cohen Financial, a national real estate capital services firm, today announced that it has secured a \$10.785 million refinancing for the Northside Shopping Center. The property consists of a mix of national and regional tenants and is anchored by a Walgreens and Payless ShoeSource. One of the first regional malls developed in the South Florida region, the recently renovated property is located at the intersection of NW 79th street and NW 27th Avenue in Miami, Florida.



Cohen Financial secured a fixed-rate, 15-year term loan with a 60 percent loan-to-value (LTV) and a 25-year amortization schedule. The borrower is UrbanAmerica, a commercial real estate investor that specializes in urban center real estate investments nationwide. The lender is Ocean Bank, a South Florida-based bank. The Cohen Financial Miami office originated the transaction, which closed at the end of the third quarter 2009.

“In spite of the capital market dynamics, Cohen Financial was able to secure extremely competitive terms for this transaction,” said Adrian Corbiere, Executive Vice President, Capital Markets at Cohen Financial.

About Cohen Financial

Cohen Financial is a real estate capital services firm offering debt and equity placement, investment brokerage, loan administration and advisory services. Marking 31 years of capital markets experience in 2009, the company is recognized as one of the nation's leading originators of commercial real estate financing. Cohen Financial serves clients throughout the U.S. from offices in 8 major markets.

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