

COHEN FINANCIAL SECURES \$5 MILLION LOAN FOR RETAIL CENTER IN SUBURBAN DALLAS

Dallas (June 16, 2010) – Cohen Financial, a national real estate capital services firm, today announced that it has arranged a \$5 million refinancing of the Overland Stage Shopping Center. The property is located at the intersection of Interstate 20 and Green Oaks Road in Arlington, Texas, a suburb of Dallas. Arlington is also the home of the new Dallas Cowboys stadium and the Texas Rangers baseball park. The Class “B” retail property totals 96,111 square-feet of leasable shopping space and was built in 1986. National chain stores, such as Auto Zone, Big Lots!, Dollar General and H&R Block anchor Overland Stage, which is more than 93 percent leased.



Joseph N. Hevey, Jr., Managing Director of Cohen Financial in the Dallas office, secured the \$5 million dollar, fixed-rate, non-recourse five-year term loan at a 65 percent loan-to-value (LTV) with a 25-year amortization at a rate of approximately 7 percent. The lender is a Texas based regional bank. The borrower is a regional shopping center investor. The transaction closed on May 28, 2010.

“The borrower, a long term client, was quite pleased with the terms we were able to secure for the transaction,” said Mr. Hevey. “The loan was coming off of a maturing CMBS loan and was refinanced for slightly less than the existing outstanding debt. The lender was attracted to this transaction because our client is a financially capable commercial real estate investor who owns more than two million square-feet of quality properties in this market.”

Commenting on the Dallas commercial real estate market, Mr. Hevey added, “The Dallas market is holding up quite nicely. We have been successful attracting capital and securing competitive loan terms for strong real estate deals owned by capable sponsorship.”

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 32 years of capital markets experience in 2010, 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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