

## **COHEN FINANCIAL ARRANGES \$14.5 MILLION FINANCING FOR SINGLE TENANT OFFICE BUILDING**

Phoenix (February 15, 2011) – Cohen Financial, a national real estate capital services firm, today announced that it has secured a \$14.5 million refinancing for the Waddell & Reed office building in Overland Park, Kansas. The building is fully leased to Waddell & Reed, a national investment management and financial planning firm. The 107,320 square foot “Class A” office property is located at 6301 Glenwood Avenue.



Brandon Harrington, Cohen Financial Director in the Phoenix office, originated the transaction. He secured a 10-year, low interest fixed-rate loan with a 25-year amortization. The lender is Goldman Sachs Commercial Mortgage Capital. The borrower is a commercial real estate investor.

“The borrower was very pleased with the terms we were able to secure in this volatile market,” said Mr. Harrington. “After the tenant extended the lease, the borrower came to Cohen Financial to refinance the existing outstanding debt with a significantly lower interest rate, which will save the borrower a substantial amount of principal over the life of the loan.”

### **About Cohen Financial**

Cohen Financial is a diversified, commercial real estate capital services firm offering debt and equity placement, investment brokerage, loan administration and advisory services. Marking 33 years of capital markets experience in 2011, the company is well recognized as one of the nation's leading loan servicers and special servicers, as well as an originator of commercial and multifamily real estate financing. Cohen Financial serves clients throughout the U.S. from offices in 9 major markets.

###