

COHEN FINANCIAL SECURES \$8 MILLION FINANCING FOR A SIX PROPERTY RETAIL PORTFOLIO IN TEXAS

Dallas (October 10, 2011) – Cohen Financial, a national real estate capital services firm, today announced that it has secured an \$8 million loan for the refinancing of a portfolio of six retail properties. All of the properties are located in Arlington, Texas and are in close proximity to The Parks at Arlington, an upscale mall located along Highway I-20. Most of the properties have I-20 frontage with excellent access and visibility from the highway.



The portfolio consists of four restaurant pads on which the borrower is collecting ground lease payments only, including a Taco Bell, Salt Grass Steakhouse, Sweet Tomatoes and Abuelo's Mexican Grill. The other two properties are retail buildings. The Mattress Firm has committed to a long-term lease on one of the properties. The other property is a retail strip center, which is 100 percent leased to three tenants; Verizon Wireless, Alfred Angelo Bridal Salon and Dallas Gold and Silver Exchange.

Joseph N. Hevey, Jr., Managing Director of Cohen Financial's Dallas office, secured the \$8 million 15-year, non-recourse loan with a 15- year amortization, sub five percent interest rate and conservative loan-to-value ratio. The lender is American United Life Insurance Company. The borrower is China Diner, LP, which is owned and controlled by principals of WindStar Development. The transaction closed on October 6, 2011.

"The entire portfolio consists of extremely high-visibility, high-profile retail properties," said Mr. Hevey. "I have a long-term relationship with both the lender and borrower. This is the third transaction between both parties and these relationships were instrumental in closing this loan. Many lenders wanted to finance this portfolio, but American United Life won the deal based on its flexibility of the loan structure, competitive pricing and the strong past relationship between the borrower and lender."

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.

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