

COHEN FINANCIAL BROKERS \$23 MILLION FINANCING FOR BRISTOL GROUP INDUSTRIAL PROPERTIES IN ILLINOIS

Chicago (December 28, 2010) – Cohen Financial, a national real estate capital services firm, today announced that it has assisted Bristol Group, Inc. in securing a loan totaling \$23 million in refinancing for a portfolio of “Class A” industrial properties located in Bristol Group’s recently developed Wood Hill Crossings Business Park. The five building portfolio is located in Woodbridge, Illinois at the intersection of I-55 and I-355 in the northeast corner of Will County. The multi-tenant warehouse & distribution properties total approximately 950,000 square feet and are 88 percent leased as of year end 2010.

Don C. Trossman, Managing Director of Cohen Financial in the Chicago office, assisted Bristol Group in securing the \$23 million fixed-rate interest only loan at 45 percent loan-to-value (LTV) with a five-year term and a 3.58 percent fixed rate. The lender is Cornerstone Real Estate Advisers, LLC, an advisor to Mass Mutual. The borrower, Bristol Group, Inc., is a nationally active investment and development firm based in San Francisco, California.

“With a small window of opportunity to take advantage of a favorable capital markets environment, Bristol Group executed a strategic refinancing of the Wood Hill Crossings properties at a substantially lower rate and, as a result, was able to pay off a loan assumed at acquisition and extract a sizable amount of its original equity in the project. Cohen Financial was able to successfully negotiate favorable deal terms with the lender, who was impressed with the quality of the assets and the leasing that occurred during the last 18 months,” said Mr. Trossman. “The lender also was impressed by the borrower’s outstanding quality and its swift execution of the loan transaction.”

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 32 years of capital markets experience in 2010, 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 8 major markets.



About Bristol Group, Inc.

Bristol Group, Inc., founded in 1980, is a nationally active real estate investment and development firm based in San Francisco, California. Bristol Group's assets include approximately 10 million square feet of real estate, consisting of industrial, office, retail and development land concentrated in Chicago, New Jersey, Miami, Southern California, Boston, Washington, D.C. and Hawaii.

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