

## **COHEN FINANCIAL ARRANGES \$3.35 MILLION GROUND LEASE LOAN IN ARLINGTON, TEXAS**

**Dallas** (November 16, 2010) – Cohen Financial, a national real estate capital services firm, today announced that it has arranged a \$3.35 million financing for the ground lease under the newly constructed Duke/Baylor Orthopedic Hospital in Arlington, Texas. The ground lease covers 4.3 acres of land and is owned by a joint venture affiliated with Windstar Properites.

Joseph N. Hevey, Jr., Managing Director of Cohen Financial in the Dallas office, secured the \$3.35 million, fixed-rate, non-recourse 22-year, fully amortizing term loan at approximately 6 percent interest rate. The lender is a well-known life insurance company. The transaction closed on October 15, 2010.



“This was a very unique and highly-structured transaction, which included ongoing incrementally increasing lease payments and property expansion and improvement plans,” said Mr. Hevey. “Because of my long-term relationship with the borrower and the lender, Cohen Financial was able to structure loan terms based on future cash flow considerations to secure the loan proceeds our client needed.”

### **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.

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