

## COHEN FINANCIAL SECURES \$14 MILLION FINANCING FOR THREE OFFICE BUILDING CAMPUS IN TEXAS

**Dallas** (December 14, 2011) – Cohen Financial, a national real estate capital services firm, today announced that it has arranged a \$14 million loan for the refinancing of three contiguous buildings known as the Centerpoint Office Campus. Centerpoint I, II, III are located on Six Flags Drive in Arlington, Texas. Anchor tenants include the North Central Texas Council of Governments, which occupies approximately 45 percent of the space within the three buildings, Great West Casualty Company leases approximately 6.5 percent and The National Transportation Safety Board occupies 7,107 square feet of space.

Joseph N. Hevey, Jr., Managing Director of Cohen Financial in the Dallas office, originated the \$14 million 60 plus percent loan-to-value (LTV), fixed-rate, seven-year non-recourse loan with a 25-year amortization schedule priced in the five percent range. The lender is a correspondent life company. The owner is a German based entity. The transaction closed on December 6, 2011.

“We faced a couple of challenges including an offshore owner, numerous smaller tenants and an ever changing rent-roll,” said Mr. Hevey. “However, the location of the Centerpoint campus is excellent, and its diverse multi-tenant rent-roll and investment grade anchor tenant with a long term lease provided the necessary stabilization to secure such competitive loan terms.”

### **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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