

COHEN FINANCIAL SECURES \$5 MILLION FINANCING FOR UPSCALE RETAIL/OFFICE PROPERTY LOCATED IN BERKELEY'S MOST SUCCESSFUL RETAIL ENCLAVE

San Francisco (July 22, 2010) – Cohen Financial, a national real estate capital services firm, today announced that it has secured a \$5 million refinancing for The Fourth Street Shops, Berkeley's most successful retail/office enclave. The property is located within Berkeley's noteworthy Fourth Street Shopping District that attracts shoppers from around the entire San Francisco Bay Area. Noted tenants include Sur La Table, Margaret O'Leary, The Gardner and Title Nine, to name a few.



Kenneth M. Fox, CCIM, a Managing Director in Cohen Financial's San Francisco office, originated the transaction and secured the fixed rate financing. The lender was Sun Life Financial, a correspondent lender of Cohen Financial. The borrower is a San Francisco Bay Area based real estate developer/investor. The transaction closed in June 2010.

"Although the retail component of this property presented an underwriting challenge based on the current state of the lending environment, we were able to work with the lender to secure the best terms for our client," said Mr. Fox. "Despite the challenge, the lender was comfortable with this unique property that attracts a high level of traffic to the retail space."

About Cohen Financial

Cohen Financial is a 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 recognized as one of the nation's leading originators of commercial real estate financing. Cohen Financial serves clients throughout the U.S. from offices in 8 major markets.

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