

COHEN FINANCIAL ARRANGES \$17 MILLION WITH GCREF FOR TWO OFFICE PROPERTIES IN ATLANTA

Miami (March 7, 2015) – Cohen Financial, a national real estate capital services firm, today announced that it has secured a total of \$17 million through Guggenheim Commercial Real Estate Finance (GCREF) CMBS origination program for the refinance of two “Class A” office properties located in Atlanta, Georgia. Eli Randel, Director in Cohen Financial’s Miami office, secured the loans, which closed in the first quarter of 2015.

Mr. Randel secured two fixed-rate, 10-year term loans with a 30-year amortization rate. He secured a \$9.15 million loan to refinance Plaza Square North, a 100,254 square-foot, five-story office building located at 4360 Chamblee Dunwoody Road. He also secured a \$7.85 million loan to refinance One Tower Creek, a 98,774 square-foot, seven-story office building located at 3101 Tower Creek Parkway. The borrower is an entity managed by Levin Properties, Inc., a commercial real estate property owner/operator headquartered in Atlanta.

“These two loans are representative of the first wave of upcoming 10-year loan maturities originated near the peak of the last market cycle,” said Mr. Randel. “Levin Properties is an exceptional operator and was a pleasure to work with. Additionally, GCREF was aggressive, creative, and provided seamless execution.”

Plaza Square North was built in 1985 and renovated in 2013. The property is 98 percent occupied by multiple tenants. One Tower Creek was built in 1986 and is 88 percent occupied. One Tower Creek’s lead tenant is Consolidated Container Company.



About Cohen Financial

Cohen Financial is a diversified, commercial real estate capital services firm offering debt and equity placement, loan administration and advisory services. Cohen Financial 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. Known for finding innovative solutions to meet client needs, the company maintains an Equity Practice to help borrowers complete their capital needs and an enhanced Capital Advisory and Valuation Services to assist financial institutions and investors to better evaluate assets and investment opportunities. Cohen Financial serves clients throughout the U.S. from offices in 10 major markets.