

## COHEN FINANCIAL SECURES \$8.4 MILLION FOR RETAIL PROPERTY IN SOUTHERN CALIFORNIA

Grand Rapids (September 30, 2015) – Cohen Financial, a national real estate capital services firm, today announced that it has secured an \$8.4 million short-term bridge loan for Town Center Square, a 60,553 square-foot shopping center located in Rancho Cucamonga, California. Town Center Square anchor tenants include Aldi supermarket, Office Max and Barnes & Noble.

Cathy Bronkema, Partner and Managing Director of Cohen Financial in the Grand Rapids office, secured the refinancing with Inland Mortgage Capital, LLC for a private investor. The transaction facilitated a payoff of an existing CMBS loan nearing maturity, while also facilitating relocation and right-sizing Office Max, as well as funding leasing cost to backfill the to-be vacated space with Aldi. The transaction closed on September 2, 2015.



“My client engaged Cohen Financial to secure short-term financing to execute this strategic business plan, enhancing value and stabilizing the property by filling 19,000 square-feet of space that Office Max surrendered with an Aldi’s grocery store,” said Ms. Bronkema. “This transaction is a perfect example of the fact that there are competitive short-term financing options available to savvy private investors looking to execute their CRE strategy and create value.”

Town Center is very well located in an established retail corridor with significant traffic counts. Cohen Financial worked closely with Inland Mortgage Capital to close the loan in 26 days from the receipt of the application.

### **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.

###