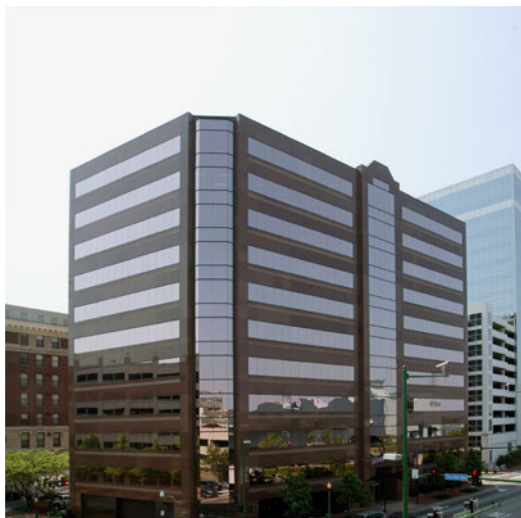


COHEN INVESTMENT GROUP CASE STUDY: TOWN POINT CENTER INVESTMENT



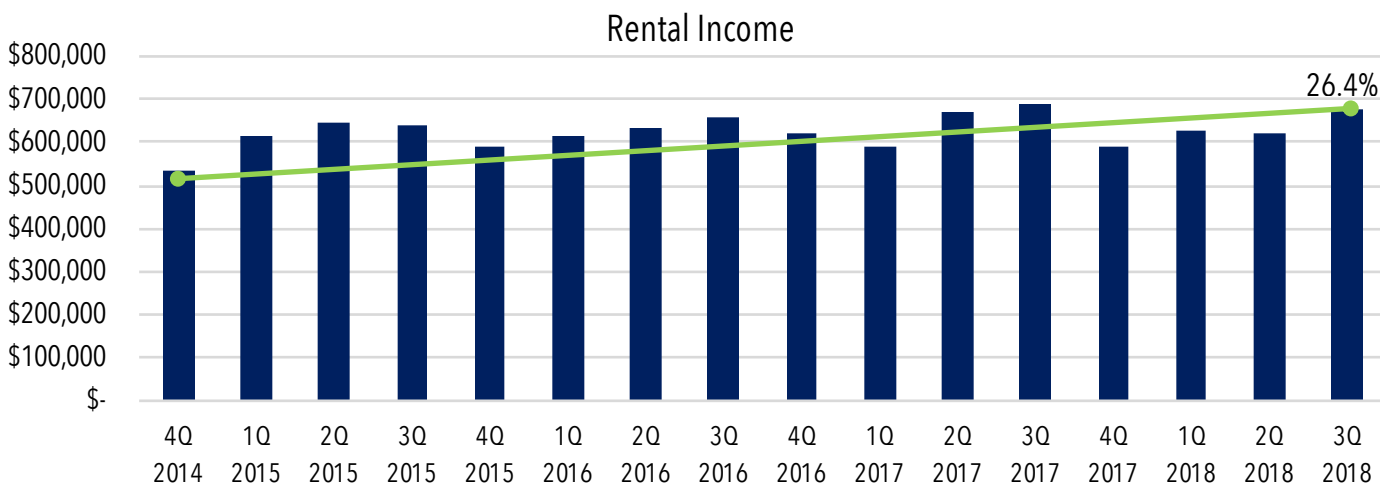
TRANSACTION DETAILS

ACQUISITION DATE	AUGUST 6, 2014
PURCHASE PRICE	\$14,500,000
TOTAL SQ FT	132,583
DISPOSITION DATE	DECEMBER 21, 2018
SALE PRICE	\$19,900,000
TOTAL RETURN OF EQUITY	194.5%
INTERNAL RATE OF RETURN (IRR)	21.1%

Cohen Investment Group purchased the Town Point Center in August, 2014 for \$14,500,000. The 12-story Class A office building is located in the central business district of Norfolk, Virginia's bustling downtown and is also situated across from the iconic USS Wisconsin.

Under Cohen Investment Group's hands-on asset management and strong leasing efforts by the affiliated Cohen Commerical Real Estate, Town Point Center consistently outperformed its neighboring downtown Norfolk office towers. The property was originally occupied at 87% when purchased, increasing to 96% occupied when sold. Tenant mix is comprised of area businesses, such as BDO, GSA Federal Public Defenders, Alan Grant Polymer, Inc., and Goodman, Allen, & Filetti PLLC. Under the Cohen Investment Group, the property boasted consistently strong rental income that was able to achieve an average annual cash-on-cash return of 14.5% to its investors.

A Baltimore, Maryland buyer purchased the property for \$19,900,000. This sale translates into a total return of equity of 194.5% (1.94x) and a gross internal rate of return (IRR) of 21.1%.



About Cohen Investment Group

Cohen Investment Group and its affiliated entities have participated in approximately \$145 million in commercial real estate transactions since July 2014 and owns properties in Virginia, North Carolina, South Carolina, Georgia and Florida.