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## News

### **COHEN & PERFETTO LLP CLOSES \$123 MILLION ACQUISITION FOR BUYER OF OFFICE BUILDING IN WASHINGTON, D.C.**

**December, 2006**

(New York – December 15, 2006) — Cohen & Perfetto LLP, a Manhattan based real estate law firm, recently closed a \$123 million acquisition of a 250,000 sq. ft. K Street office building in Washington, D.C., for long-time client in less than four weeks.

Cohen & Perfetto represented the individual investor in all areas of the transaction including negotiating an acceptable mortgage loan in the amount of \$45 million. Attorneys Marshall J. Cohen and Louis A. Perfetto of Cohen & Perfetto were the purchaser's attorneys in the transaction. The seller was The Carlyle Group, and the seller's attorney was DLA Piper Rudnick.

“Our nationwide practice has grown consistently, and the closing in Washington, D.C. exemplifies this expansion,” stated Marshall J. Cohen, one of three partners of Cohen & Perfetto.

“Closing a transaction of this size in fewer than four weeks is consistent with our mission to always meet our clients' needs—even when they want to close a large deal at mach speed,” said Louis A. Perfetto, managing partner of Cohen & Perfetto.

The buyer, like many other owners in the New York Metro area, used 1031 proceeds to close on the 12-story office building located on the prestigious Franklin Square Park.

#### **About Cohen & Perfetto**

Marshall J. Cohen and Louis A. Perfetto, former co-managing partners and co-chairmen in a law firm's real estate transactional department, formed Cohen & Perfetto LLP, a full service real estate boutique law firm, in mid-2005. Jennifer Padnick, an associate at their former firm, joined them as a partner at Cohen and Perfetto.

Based at 444 Madison Avenue in midtown Manhattan, the firm has a busy practice serving its clients who include land developers, residential and commercial developers, banks, institutional and individual owners, landlords and tenants, and lenders and borrowers from middle market to Fortune 500 companies.

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