



Holliday Fenoglio Fowler, L.P.

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**HFF secures \$18.9 million refinancing
for central New Jersey grocery-anchored center**

FLORHAM PARK, NJ – The New Jersey office of HFF (Holliday Fenoglio Fowler, L.P.) announced today that it has secured an \$18.9 million refinancing for Golden Acres Shopping Center, a 221,737-square-foot grocery-anchored shopping center in South Plainfield, Middlesex County, New Jersey.

HFF director John Taylor and associate director Michael Lachs worked exclusively on behalf of the owner, Plainfield Associates, an entity affiliated to Polimeni International, LLC, to secure the five-year, 6.25% fixed-rate loan with Investors Savings Bank. Loan proceeds are being used to retire the existing debt, add decorative retaining walls and repave the parking lot.

Golden Acres Shopping Center is located at 686-736 Oak Tree Road along the Interstate 287 corridor in South Plainfield. The property is currently 87% leased to tenants including Pathmark (new anchor tenant), Big Lots, Apogee Retail and Wendy's.

"Pathmark's grand opening in July was a significant step toward the borrower's long-term successful repositioning plan for the asset. Significant hurdles were overcome during the ownership of this asset including the loss of co-anchors, Bradlees and A&P following the property acquisition in the late 1990's. The borrower remained committed to the asset and is now poised to see the benefits of its efforts, as is the South Plainfield community, with a revitalized shopping center," said Taylor.

Polimeni International is a New York-based international real estate investor with a portfolio of commercial properties in excess of 3,000,000 square feet. A vertically integrated real estate company, Polimeni International and its affiliated companies have been actively involved in the acquisition, development, leasing and management of commercial real estate for more than two decades in the United States and Poland.

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Investors Savings Bank is the third largest bank headquartered in New Jersey with 65 branches and \$8.5 billion of assets.

HFF (NYSE: HF) operates out of 17 offices nationwide and is a leading provider of commercial real estate and capital markets services to the U.S. commercial real estate industry. HFF offers clients a fully integrated national capital markets platform including debt placement, investment sales, advisory services, structured finance, private equity, loan sales and commercial loan servicing. www.hfflp.com.

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