



FORGE CAPITAL PARTNERS

Forge Real Estate Partners III, LP (“Forge III”) is pleased to announce the acquisition of a 56,097 square foot shopping center anchored by Sweetbay Supermarket. The center, located in Tampa, FL, is well located at the intersection of North Dale Mabry Highway and West Beach Street, approximately one-half mile North of Interstate 275 and one-half mile South of Raymond James Stadium. The center is the first investment made in Forge III and fits well within the fund’s retail investment mandate.

Forge III is the latest in a series of value-add retail real estate private equity funds sponsored by Forge Capital Partners, LLC of Tampa, Florida. Over the past 12 years, Forge Capital Partners has invested over \$400 million of capital acquiring, developing, renovating and repositioning urban in-fill, grocery-anchored neighborhood shopping centers located throughout the major metropolitan areas of the southeastern U.S.

Forge III Investment Criteria:

- Located in Florida, Alabama, Georgia, Texas, Tennessee, South Carolina, North Carolina, Virginia and Puerto Rico
- Size ranging from 60,000 to 250,000 square feet
- Urban infill locations that are difficult to duplicate
- Acquisition price below replacement cost
- Dominant anchors, preferably a grocery and a soft goods discounter
- A stabilized unleveraged yield on cost of 8.5% - 10.5%
- Bank notes collateralized by retail properties meeting the above criteria

FORGE CAPITAL PARTNERS

102 W. Whiting Street, Suite 600
Tampa, FL 33602

Baylen Dahl
Director of Investor Relations
BDahl@forgecapitalpartners.com
(813) 574-6773

www.ForgeCapitalPartners.com