

FORGE REAL ESTATE PARTNERS III, LP ANNOUNCES THE PURCHASE OF



DISSTON PLAZA SHOPPING CENTER

ABOUT DISSTON PLAZA

Forge Real Estate Partners III, LP (“FREP III”) has acquired Disston Plaza Shopping Center, a 123,000 square foot shopping center located in St. Petersburg, Florida. National tenants include Publix, Pet Supermarket, Dollar Tree, Beall’s Outlet, Amscot, Anytime Fitness, Liberty Tax, Great Clips, and Subway and represent 70% of the leased gross leasable area. The Property is well-located at the intersection of 49th Street North and 38th Avenue North, a primary east/west traffic artery. The combined traffic counts at this intersection average 50,000 vehicles per day.



ABOUT FREP III

FREP 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.

FREP III is a joint venture between Forge Capital Partners, LLC & The Sembler Company, Inc. FREP III is still in the acquisition phase with current investments totaling over \$100 million in Florida, Texas, and North Carolina.

Investors in FREP III include Wells Fargo, SunTrust, Raymond James, Regions, PNC, HSBC, United Community Bank, BMO Harris Bank, BB&T, Cadence Bank, Capital Bank, ERS Private RE.

ADDITIONAL INFORMATION



**FORGE
CAPITAL
PARTNERS**

Caetie Berger
V.P. of Acquisitions
(813) 574-6775
cberger@forgecapitalpartners.com

TYPICAL ACQUISITION

- Size ranging from 75,000 to 250,000 sf
- Located in or adjacent to a low or moderate income census tract
- Difficult to duplicate in-fill locations
- Acquisition price below replacement cost
- Opportunities for redevelopment such as vacant anchor boxes or leases at below-market rents
- Dominant anchors, preferably a grocer and a soft goods discounter, both of whom have significant market share
- A stabilized unleveraged yield on cost of greater than 9%
- Anchor tenants such as a dominant discounter (e.g. Wal-Mart or Target) or “Category Killer” (e.g. Home Depot or Staples) for larger centers