

**FORGE REAL ESTATE PARTNERS III, LP
ANNOUNCES THE DEVELOPMENT OF**



ROZZELLE CROSSING SHOPPING CENTER

ABOUT ROZZELLE CROSSING

Forge Real Estate Partners III, LP (“FREP III”) has received an opportunity to invest in Rozzelle Crossing, a 63,650 square foot shopping center anchored by a Bi-Lo Supermarket (“Bi-Lo”). The Property is 98.0% occupied with Bi-Lo accounting for 74% of the gross leasable area. Bi-Lo has eight years of base term remaining on their lease and four option periods of five years each that contain rare \$1.00 per square foot base rent increases in each option period.



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**

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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