

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



SHANNON CROSSING SHOPPING CENTER

ABOUT SHANNON CROSSING

Forge Real Estate Partners III, LP (“FREP III”) has acquired Shannon Crossing Shopping Center, a 101,174 square foot shopping center located in Union City, Georgia. National and regional tenants include Kroger, Advanced Auto Parts, Chase, Jackson Hewitt, Papa John’s, and Subway and represent 75.0% of the leased gross leasable area. The Property is well-located at the southwest corner of the Jonesboro Road exit from I-85. Traffic counts at this intersection average 30,000 vehicles per day on Jonesboro Road, and 133,000 vehicles per day on I-85.



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