

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



SPRINGDALE SHOPPING CENTER

ABOUT SPRINGDALE

Forge Real Estate Partners III, LP (“FREP III”) is pleased to announce the acquisition of Springdale Shopping Center, a community shopping center located in Austin, Texas. The Property contains 163,677 square feet of gross leasable area and is anchored by H-E-B and dd’s Discounts. H-E-B is the dominant grocer in Central Texas and has had a long and successful tenure at the Property. Well located at the intersection of Springdale Road and US 183 (Ed Bluestein Blvd.), a primary north/south traffic artery, the Property benefits from combined traffic counts averaging 76,000 cars 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