



FORGE CAPITAL PARTNERS

Forge Real Estate Partners III, LP (“Forge III”) is pleased to announce the acquisition of Tarrymore Square, 256,805 square foot community shopping center located in Raleigh, North Carolina. Tarrymore is ideally located at the intersection of New Hope Church Road and Capital Boulevard, the primary north/south thoroughfare in Raleigh. Fund III has already secured leases with local and national tenants which should increase occupancy to over 90% within the first year. The Property is an excellent asset in a progressive and growing area, while also providing ample opportunities to implement the Fund’s Value-Add strategy.

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

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