

EDGE REALTY CAPITAL MARKETS

EDGE Realty Capital Markets, in conjunction with TRIO Commercial Property Group, announces the sale of Forum Center in Louisville, Kentucky.

FOR IMMEDIATE RELEASE

November 11, 2013, Dallas, TX – EDGE Realty Capital Markets (EDGE-CM) in conjunction with TRIO Commercial Property Group (TRIO) today announced that it has closed the sale of Forum Center, a 134,963 sf shopping center located in Louisville, Kentucky.

Forum Center is a retail asset anchored by upscale retailers Talbots and Jos. A. Bank Clothiers, along with Paul Mitchell The School. The center's location, on North Hurstbourne Parkway just north of Shelbyville Road, offers ideal proximity to University of Louisville's new Shelbhurst development, Forum Office Park, and Hurstbourne Green Office Park.

Brandon Beeson with EDGE-CM along with local broker Justin Baker from TRIO represented the seller, a special servicer, in the transaction.

“The property is a prime example of the value-add investment opportunities that buyers are eager to unearth. It was offered for sale by a lender's representative, who foreclosed on the asset at the end of 2011 due to over-leveraging by the former owner/borrower. The center needs repositioning to take advantage of this prime location and appealing demographics. Pricing for this asset of this 51% occupied property was driven by the demographics,” said Brandon Beeson, principal of EDGE-CM.

About EDGE-CM

EDGE Realty Capital Markets (EDGE-CM), the investment services platform for EDGE Realty Partners, is a team with deep ties in the industry, more than a decade of performance in the capital markets and a transaction history that represents \$1.4 billion in sales across asset categories and across the nation. With significant market insight and a long-term approach to building client relationships, EDGE-CM provides third-party property disposition and note sale representation. EDGE-CM, with headquarters in Dallas and offices in Austin/San Antonio, Houston and Southern California, offers services across the country. For more information on EDGE-CM, please visit www.edge-cm.com.

About TRIO COMMERCIAL PROPERTY GROUP

TRIO COMMERCIAL PROPERTY GROUP is a full service commercial real estate brokerage firm headquartered in Louisville, Kentucky, providing service in Kentucky and Indiana. The TRIO partners have over 30 years of experience, participating in over 600 million dollars in commercial real estate transactions. TRIO Commercial Property Group uses a true team approach to give our clients an unmatched level of service.

For more information contact:

Jennifer Cheek
EDGE Realty Capital Markets
Director, Marketing Communications
5950 Berkshire Lane, Suite 200
Dallas, TX 75225
214.545.6908

EDGE REALTY CAPITAL MARKETS

###

This release may contain “forward-looking statements”. All statements, other than statements of historical fact, including statements that address activities, events or developments that we or our management intend, expect, project, believe or anticipate will or may occur in the future are forward-looking statements. Forward-looking statements are based on management’s assumptions and assessments in light of past experience and trends, current conditions, expected future developments and other relevant factors. They are not guarantees of future performance, and actual results may differ significantly from those envisaged by our forward-looking statements. Among the factors that could cause actual results to differ materially from those described or implied in the forward-looking statements are general business and economic conditions, production delays resulting from lack of regulatory certifications and other factors, competition in our existing and future markets, lack of market acceptance of our products and services, the substantial leverage and debt service resulting from our indebtedness, loss or retirement of key executives and other risks disclosed by us or generally associated with our business.