



## EIGHT KING SOOPERS-ANCHORED RETAIL CENTERS IN THE DENVER, COLORADO AREA

### TRANSACTION HIGHLIGHTS

Lender:	Principal Real Estate Investors, LLC	Prepayment Flexibility:	Last 18 Months at Par
Sponsor:	AmCap Incorporated	Interest Rate:	4.72% (13 Year SWAP + 2.4%)
Loan Amount:	\$72,000,000	Amortization:	30 Years
		Funding Date:	4/11/13

### PROPERTY DESCRIPTION

Colliers International – Boston arranged a \$72-million refinancing of eight King Soopers-anchored retail centers totaling 895,000 square feet in the Denver-Aurora-Boulder, Colorado metropolitan area. Colliers worked exclusively on behalf of the borrower, a joint venture between AmCap, Incorporated and a state pension plan, to secure the loans through Principal Real Estate Investors (PREI). Proceeds from the new 15-year, fixed-rate mortgages, which closed in early April, were used to retire existing securitized debt. Assets within the AmCap Denver Portfolio range in size between 42,000 and 236,000 square feet and in aggregate are 95% occupied. The centers are primarily grocery-anchored neighborhood and community centers characterized by core locations in high income, densely populated metropolitan neighborhoods where the existing anchor tenant is a dominant grocer and is the leading grocer in the region. All eight properties are anchored by King Soopers, a division of The Kroger Company (NYSE: KR). In addition, this institutional-quality portfolio includes an impressive lineup of national and regional retail tenants including Ace Hardware, CHASE Bank, Dollar Tree, McDonald's, PETCO and Starbucks, among others.