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Equus Capital Partners, Ltd. Acquires 1,332,420 Square-Foot Industrial Portfolio in Nashville's North Submarket

Equus Capital Partners, Ltd. (“Equus”), one of the nation’s leading private equity fund managers, announced today that an affiliate completed the acquisition of a four-building industrial portfolio totaling 1,332,420 square-feet located in Portland, TN. The acquisition was made on behalf of Equus Investment Partnership X, L.P. (“Fund X”), a \$361 million discretionary equity fund managed by Equus.

The portfolio is located within Nashville’s North Industrial submarket and is within close proximity to I-65, the main North-South thoroughfare in the greater Nashville and Middle Tennessee regions. At approximately 37 million square-feet of industrial space, Nashville’s North Industrial

submarket’s tenancy includes names such as Caterpillar, General Electric, Macy’s, XPO Logistics, and Sun Products. The portfolio’s interstate access will improve with the completion of a new interchange between I-65 and State Route 109 later this year. The new interchange will bring direct interstate access within half a mile for the majority of the portfolio.

The portfolio is comprised of three Class A assets (1115 & 1125 Vaughn Drive, and 1042 Fred White Boulevard) built between 2002 and 2007, and one Class B asset (104 Challenger Drive) built in 1996, but substantially renovated in 2007 with the addition of T-5 lighting and an ESFR sprinkler system. The Class A properties include modern specifications such as 32’ clear heights, ESFR sprinkler systems, ample loading, 125’ – 175’ truck courts and efficient column spacing. In addition, the two larger buildings include cross-dock configurations. The portfolio was approximately 90% leased at acquisition after execution of a 312,000 square-foot lease just prior to closing.

“The buildings are being acquired at a basis below replacement cost and have been well maintained by institutional owners for the past decade,” commented Tim Feron, who along with Joe Felici and George Haines oversaw the acquisition for the firm. “Users continue to show a strong appetite for industrial space in the greater Nashville region and, with improving interstate access, these assets are positioned to capture that demand. We will continue to look for opportunities to expand our industrial presence in the greater Nashville market and throughout the southern region of the U.S.,” Feron continued. The transaction was sourced through Cushman & Wakefield’s local Nashville Industrial Team.

About Equus Capital Partners, Ltd.

Equus Capital Partners is one of the nation’s leading private equity real estate fund managers. Equus’ diversified portfolio consists of office, multi-family, industrial, and retail properties located throughout the United States. The firm is headquartered in the Philadelphia area with regional offices in Chicago, Los Angeles, Washington D.C., Boston, Atlanta, and Raleigh-Durham. For additional information, please visit the company’s website at www.equuspartners.com.

**For additional information on the company,
please contact:**

Joseph G. Nahas, Jr., CRE®, FRICS, Sr. Vice President
(215) 575-2363 or visit www.equuspartners.com

**For additional information on the transaction,
please contact:**

Tim Feron, Acquisitions Associate
(215) 575-2343 or tferon@equuspartners.com

