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Contact: David Chasnow

Email: dchasnow@connexionassetgroup.com

Connexion Asset Group Purchases 454,000 SF Industrial Portfolio in Memphis, TN

Denver, CO (November 2017) – Connexion Asset Group (CAG), a Denver based real estate investment company, is pleased to announce the purchase of four high-quality logistics properties for \$11.3 million. The Memphis Industrial Portfolio is comprised of three adjacent distribution buildings totaling 389,000 SF, and a nearby flex building consisting of 65,400 SF. All buildings are 100% leased and located within a mission-critical submarket in Memphis, Tennessee. The Memphis International Airport, FedEx SuperHub and BNSF Intermodal Yard are nearby, and the properties have great access to area interstates.

CAG joint ventured the acquisition of the property with Triumph Real Estate (Triumph), a Denver based real estate company with a specific focus and successful track record with industrial properties. The portfolio was institutionally maintained by the Seller, one of the largest owners of industrial real estate in the world.

“Triumph presented this deal to us with a relatively short timeline to close. CAG had the experience and relationships required to execute and we are happy with the results. The Memphis market is well-positioned to benefit from current trends in ecommerce, distribution and logistics markets,” CEO Ed Anderson said. “CAG is excited to participate alongside our investors and Triumph in this opportunity.”

Projected Economics of Investment:

Property Purchase Price:	\$11,300,000 (\$24.86/sf)
Initial Equity Requirement:	\$4,350,000
Average Leveraged Cash/Cash	8.55%
Leveraged Gross IRR	17.48%



Connexion Asset Group is a full service real estate investment firm comprised of individuals with broad backgrounds and long histories in the commercial real estate arena. Connexion’s team has established investment relationships with national and international clients. The team members have extensive records of accomplishment in commercial real estate investment and development projects throughout the U.S.