



# SUCCESS STORY

ACWORTH CROSSING | 3335 COBB PARKWAY NW | ACWORTH, GA 30101

<b>SALE PRICE:</b>	\$12,500,000
<b>DATE:</b>	August 20, 2013
<b>GRANTOR:</b>	LNR Partners, LLC
<b>GRANTEE:</b>	Monarch Investments
<b>SIZE:</b>	118,829± SF on 17.85± acres
<b>OCCUPANCY:</b>	83%
<b>OUR ROLE:</b>	Seller's exclusive listing agent

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## COMMENTS:

This community retail center was developed in 2006 and is anchored by Best Buy, Michaels, PetsMart, and Dollar Tree. Adjacent Home Depot draws additional traffic to subject property. The asset is in excellent physical condition and of functional, contemporary design with high quality construction.

Special servicer LNR acquired via the 2010 foreclosure of a \$24 million CMBS loan which originally funded in 2007. The transaction was executed via Auction.com with new 70% LTV debt arranged by Starwood Mortgage Capital.