

**For Immediate Release (3 pages)
Monday, June 25, 2018**

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Editors/Reporters

Please click on link to view and download photos of full portfolio:

<https://www.dropbox.com/sh/nnwim89yv6fx7vo/AACeBpZRKzuE5hvHhdaw2c-ga?dl=0>

Triangle seven-building office portfolio sells for \$30.6 million

***Greenville, SC-based RealOp Investments acquires RDU Center I,
Horizon I, II and IV, and Franklin Park***

Raleigh, NC — **Avison Young**, the world's fastest-growing commercial real estate services firm, announced today that it has brokered the sale of a seven-building, 223,000-square-foot (sf) office portfolio for \$30.6 million.

Blake Thomas and **Grant Linderman**, who are both Vice-Presidents of capital markets based in Avison Young's Raleigh-Durham office, exclusively represented the seller, **Sun Life Assurance Company of Canada**, a subsidiary of Sun Life Financial. The buyer was South Carolina-based real estate investment company **RealOp Investments**.

"We are excited to be expanding our asset base within the Triangle and pleased to be a part of its continued growth," says Reggie Bell, CEO of RealOp Investments. "We look forward to enhancing the tenant experience with property improvements that will begin immediately, and to future investment across the region."

The portfolio includes RDU Center I, located in the I-40/RTP submarket; Horizon I, II and IV, located in the Six Forks Road submarket; and Franklin Park, located in Chapel Hill. Together, these properties are occupied by a diverse tenant mix.

RDU Center I

Built in 1999, RDU Center I is a 60,083-sf, class A office building immediately adjacent to Interstate 40 and Raleigh-Durham International Airport (RDU).

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Horizon I, II and IV

Located along Six Forks Road in North Raleigh, Horizon I and II offer 61,383 sf of office space in two single-story buildings. Horizon IV is a 44,364-sf, three-story office building within the Horizon complex.

Franklin Park

Nestled along Chapel Hill's iconic Franklin Street corridor, Franklin Park consists of three multi-tenant brick buildings totaling 57,288 sf.

"We were pleased to represent the seller, Sun Life Assurance Company of Canada, a long-term, multi-market client for Avison Young," says Thomas. "This portfolio was well-received by investors and is positioned to capitalize on the tremendous demand that we're seeing for office space throughout the Triangle. The transaction also underscores the benefits of this market's strategic location and affordability."

The Raleigh-Durham market continues to see strong growth with more than 103,000 private-sector jobs added during the last 10 years, according to the U.S. Department of Labor, Bureau of Labor Statistics.

"With companies like Amazon considering major operations in the Raleigh-Durham area, more than ever, this market is on the radar of many investors now," says **John Linderman**, Avison Young Principal and Managing Director of the firm's North Carolina region. "Just making Amazon's list for a potential East Coast headquarters is a win for our market. We'll continue to see more and more investors give the Triangle a closer look when searching for real estate investment opportunities."

Arnold Siegmund, a Principal of Avison Young and member of the Raleigh-Durham office's landlord-representation group, and **Carlo DiGiorgio**, a Senior Vice-President based in the company's Raleigh-Durham office and also a member of the landlord-representation group, will continue to provide leasing services for the entire seven-building portfolio.

About RealOp Investments

RealOp Investments is a commercial real estate investment company founded in 2009 specializing in value-add and opportunistic acquisitions. With deep roots in the Southeast, the company's investment strategy spans all commercial asset classes and is based on a relationship-driven pursuit of value; not only in identifying off market opportunities, but in creating value through innovative capitalization structures, management expertise and the execution of unique strategies tailored to each asset. For more information, visit realopinvestments.com.

About Avison Young

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 2,600 real estate professionals in 84 offices, providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial, multi-family and hospitality properties. For more information, visit avisonyoung.com.

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