

From the Triangle Business Journal:

<http://www.bizjournals.com/triangle/blog/real-estate/2015/12/cbl-to-sell-renaissance-center-durham-nc.html>

CBL to sell Durham retail center next to Southpoint mall for \$129M

Dec 17, 2015, 2:22pm EST

CBL & Associates Properties (NYSE: CBL) is cashing in at Durham's popular Renaissance Center retail power center next to The Streets at Southpoint mall in south Durham.

The company announced Thursday that it has reached a deal with an undisclosed institutional investor to sell the 336,000-square-foot Renaissance Center for a purchase price of \$129.2 million. CBL owns the Durham property in a 50-50 joint venture with Teachers' Retirement System of the State of Illinois. Each partner's share in the deal is worth \$64.6 million.

The transaction is scheduled to close during in the first quarter of 2016, according to the company, and is subject to the assumption of a \$16 million loan secured by the property's second phase, defeasance of the \$31.6 million loan secured by the property's first phase and other closing conditions.

CBL of Chattanooga, Tennessee, and TRS have been the owners and operator of Renaissance Center since acquiring it in 2008 for \$90 million as part of a larger portfolio acquisition from Starmount Co. of Greensboro



C/O CBL & ASSOCIATES PROPERTIES

The 336,000-square-foot Renaissance Center retail center in south Durham opened in 2003. Anchor tenants include Babies R Us, Best Buy, World Market, David's Bridal, Nordstrom Rack, Old Navy and REI.

larger portions acquisition from Stamford Co. of Greensboro.

The center, built in 2003, has about 60 retail shops and 50,000 square feet of office space. The property is currently about 96 percent occupied.

Anchor tenants in the center include Babies "R" Us, Best Buy, World Market, David's Bridal, Nordstrom Rack, Old Navy and REI.

Stephen D. Lebovitz, CBL's president and chief executive officer in a statement about the deal, noted that the company has been working to sell many of its non-core properties in a market that's becoming more favorable for retail sellers.

"These transactions highlight substantial value in the CBL portfolio that has not been recognized by the public markets," he stated. "The sale of Renaissance Center allows us to monetize this value, generating significant proceeds to reduce leverage and further bolster our financial strength."

CBL in the past month has sold two other North Carolina retail centers, including the Mayfaire Community Center in Wilmington and the Waynesville Commons shopping center near Asheville.

The company is also still negotiating terms for a loan extension and majority ownership sale of its Triangle Town Center mall property in north Raleigh. In the Triangle, CBL also owns Cary Towne Center mall.

Amanda Hoyle

Staff Writer

Triangle Business Journal



