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## St. Joe Selling Office Portfolio to Eola Capital

*Orlando-based Office Investor Paying \$383M for 2.25 Million SF in Southeast Markets*



Eola Capital has emerged as the winning bidder for The St. Joe Co.'s (NYSE: JOE) southeastern U.S. office holdings, the company said in a statement Wednesday.

Eola, the Orlando-based owner and manager of office properties formerly known as Capital Partners, is paying \$383 million for the 2.25 million-square-foot portfolio, which includes 17 buildings in Orlando, Jacksonville, Tallahassee and Panama City, FL; Atlanta, GA; and Richmond and Norfolk, VA. The transaction is expected to close later this quarter.



"These properties are a natural fit for our company as they are located in markets that we currently operate that have good growth potential," said Jim Heistand, CEO of Eola Capital. The firm's portfolio will total \$1.5 billion in assets comprised of 10 million square feet following the closing of the deal.



St. Joe tapped Michael J. McDonald, managing director of Eastdil Secured, to market the portfolio in mid-January. "With capitalization rates in office markets across the nation at or near record lows, we believe that this is the right time to be a seller," said Peter S. Rummell, St. Joe's chairman and CEO, in a statement following the Eastdil appointment. "That fact combined with the continued abundant flow of capital into real estate from a wide range of investors presents a unique time to potentially sell the portfolio."

The Jacksonville-based developer recently completed a corporate reorganization in which it streamlined operations and sold its homebuilding business to focus on core areas, including entitlements and project management.



The St. Joe portfolio consists of the following properties:

100 and 300 Windward Plaza, 4125 Windward Plaza Drive, Alpharetta, GA  
Deerfield Point I & II, Alpharetta  
Windward Pointe 200, 5900 Windward Parkway, Alpharetta  
280 Interstate North Circle, Atlanta, GA  
5660 New Northside Drive, Atlanta  
Parkwood Point, 2018 Powers Ferry Road, Atlanta  
245 Riverside Ave., Jacksonville, FL  
Millenia Park One, 4901 Vineland Road, Orlando, FL  
Beckrich One and Two, 100 and 120 Beckrich Road, Panama City Beach, FL  
Nextel Two Building, 200 Beckrich Road, Panama City Beach  
Southhall Center, 101 Southhall Lane, Maitland, FL  
SouthWood One, 3800 Esplanade Way, Tallahassee, FL  
Overlook I & II, 4870 & 4880 Sadler Road, Richmond, VA



**CONTINUED: St. Joe Selling Office Portfolio to Eola Capital**

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