

## Global Acquires Two Publix-Anchored Centers in Broward County Florida in a JV with the Israeli Migdal and Menora Insurance Companies

**South Florida - August 24, 2011** - In a joint venture with two of the largest Israeli insurance companies, Migdal Insurance Company and Menora Mivtachim Insurance, Global Fund Investments has acquired Sunshine Plaza and Shenandoah Square for a combined purchase price of \$37 million.



**Sunshine Plaza** is a 237,000 square foot shopping center anchored by Publix, Old Time Pottery and Dollar Tree, with a newly-executed lease in place with Marshall's. It is located at the northwest corner of Commercial Boulevard and US 441 / SR 7, just east of the Florida Turnpike, in Tamarac, FL. Situated at an extremely dense and high traffic area, 100,000 cars pass the site daily, and an estimated 172,000 people live within a three-mile radius of the shopping center.



**Shenandoah Square** is a 126,000 square foot shopping center anchored by Publix, Walgreens, and Dollar Tree and is located on the southwest corner of Interstate 595/ State Road 84 and 136th Avenue in Davie, FL. Situated at the entrance to an affluent area, an estimated 12,000 people live within a one-mile radius of the property, with average household income of \$78,245.

**The acquisition** marks the first transaction of the newly formed Global / Migdal / Menora joint venture, created for the purpose of acquiring in-fill, institutional-level, grocery-anchored shopping centers. Global will act as the general partner, and will manage and lease the properties.

**Global's Managing Partner, Doron Valero**, stated, "I'm pleased to announce the formation of the joint venture, which provides us with highly credited capital partners who share our long term strategy of diversifying our portfolio and acquiring institutional-level shopping centers. Shenandoah and Sunshine perfectly fit the mold of the venture. The transaction further highlights foreign investor interest in retail real estate, located in strong markets, and we look forward to pursuing more investment opportunities with our partners in Florida, Texas and other growth markets."

To learn more about Sunshine Plaza and Shenandoah Square, please visit [www.gfinvestments.com](http://www.gfinvestments.com)

For leasing opportunities at either property, please contact [Doug Wolfe](mailto:Doug.Wolfe@gfinvestments.com) at 305.535.6305

For property dispositions and loan sale opportunities, please contact [John Strzalka](mailto:John.Strzalka@gfinvestments.com) at 305.535.6305

### About Migdal Insurance Company Ltd.

Migdal Group is the leading insurance and finance company in Israel. For 75 years, Migdal has been providing a wide variety of insurance, pension and financial assets management services products in the long run. Migdal Group and its subsidiaries serve over one and a half million individual and business customers. The company's website is <https://www.migdal.co.il>

### About Menora Mivtachim Insurance Ltd.

Menora Mivtachim is one of the leading insurance companies in Israel. During its many years of operation, it consolidated its position as a reliable, stable, and solid company that provides its customers with a professional, reliable, and efficient service. Menora Mivtachim's insurance market share amounts to ten percent of total premiums in Israel, which ranks the company as the fifth largest in the general insurance market. The company's website is <http://www.menora.co.il>

### About Global Fund Investments, LLC

Global Fund Investments, LLC, is a real estate investment company headquartered in South Florida. The company acquires, develops, redevelops, manages, leases, and finances retail shopping centers across the Southeastern United States, with a core focus on Florida and Texas. To learn more about Global, please visit the company's website at [www.gfinvestments.com](http://www.gfinvestments.com)