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Strut Your Mighty Dollar\$: The Dollars impact on you and Real Estate Investments

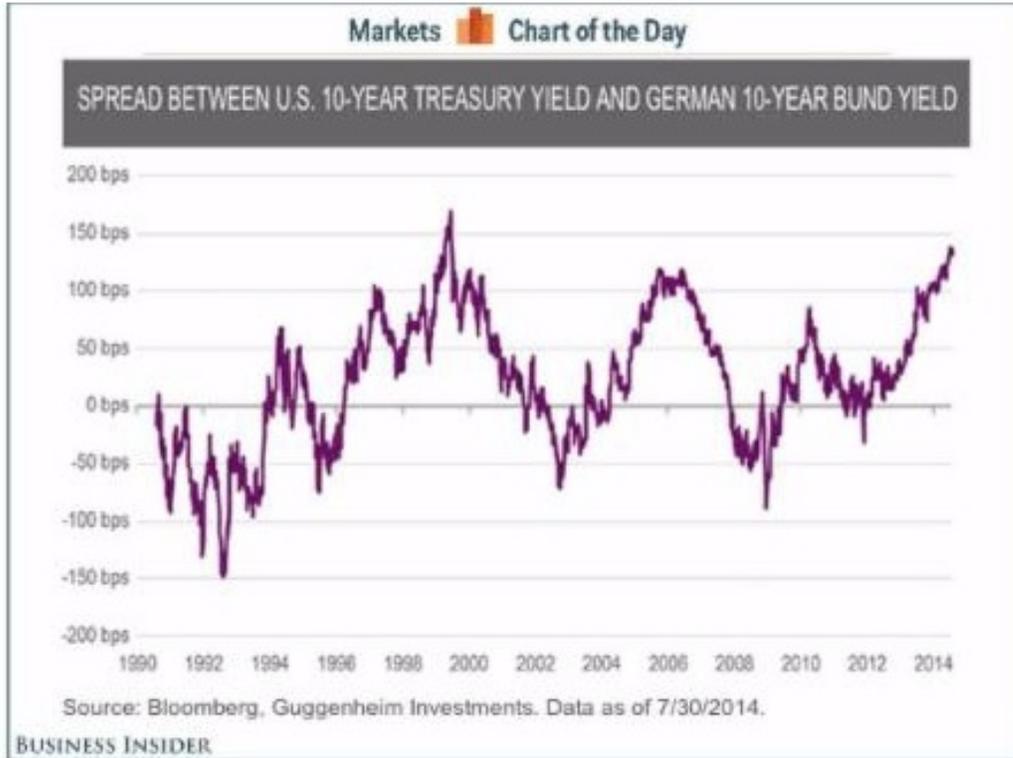
Greetings!

Your global net worth got an unexpected raise over the last twelve months and you probably didn't even know it.....approximately 20% to be exact!

Still wondering what we are talking about and how to collect? Just go over to Germany, France, Italy or any of the Euro countries and you will notice that your dollar has gained 20% additional buying power since April 2013 when a US\$ dollar bought a Euro for \$1.34. At the close of business March 31st, your US\$ dollar can now purchase a Euro for \$1.07. So that new BMW, French table wine or Italian leather jacket just got more affordable and it's not only the Euro that's getting cheaper, it's many of the major global currencies. Going to Canada anytime soon? You will notice that a US\$ dollar can purchase 1.27 worth of Canadian dollars verses 1.10 only a year ago. That's a 15% raise in one year!

Americans aren't the only ones celebrating their new found buying power. Our European clients who have been sitting on US\$ dollars have been doing the "Dollar Dance" for the past year and if the predictions ring true, they are going to be doing that dance for a while. Many invested in US Real estate years ago when the cost of the dollar was maybe 1.35 Euros. Their real estate returns provide value and the movement on the dollar has grown their net worth as well! Goldman Sachs and many other analysts are expecting the dollar to hit parity with the Euro by the end of 2016 and fall to \$.90 by the end of 2017. So for Americans, a Euro that costs \$1.07 today will only cost you \$.90 if the predictions come true. That's an additional 15% raise of your global net worth.

So what does this mean for the U.S. real estate investments? Savvy Europeans have been piling Euros into dollar-backed assets and will continue to do so for the foreseeable future. The reason isn't about the exchange rate as it is the disparity between returns in Europe vs. the US. See the chart below:



The Ten year German Bond is trading at -0.11% relative to the Ten Year Treasury at 1.94% . Simply put, Europeans can get better investment returns in the US. Many economists are predicting an outflow of 400 billion Euros into other currencies over the next two years. We have asked several of our German clients if they are changing their plans to invest in U.S. real estate and all of them have unanimously agreed that the future growth will be in the U.S. and investing in dollars will continue to grow.

That's good news for TriStar because we are in the process of partnering with a German company to offer U.S. real estate products in the German Retail market. Many smaller retail investors will have the opportunity to pool their money into larger funds to give them entry into larger U.S. real estate deals through TriStar

Congratulations on your growing global net worth.

Please see one of TriStar's Investment deal of the month.

Deal of the Month

**Doraville Plaza
Buford Highway**



Size: 190,000

Occupancy: 100%

Parcel Size: 20 Acres

Anchor: Burlington Coat Factory

This is a stabilized retail asset in a growing ethnic community. Strong quick serve restaurants front the parcel which enjoys a high traffic count just north of I-285 on Buford Highway. Recent development announcement at the former GM plant by the Integral Group, support the emerging strength of the market.

The tenant mix has long standing businesses that are in the wholesale trade industry. Their unique "wholesale" designation cannot be replicated in the Doraville area anymore so relocation of the tenant base would come at a high price.

The long term value of the 20 acres leaves room for the investors to hold for several cycles while contemplating a different use as the area continues to density and emerge.

Sincerely,

TriStar Real Estate Partners

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