

KONOVER PROPERTY TRUST INC  
Form SC 13D/A  
May 20, 2002

=====

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549  
-----

SCHEDULE 13D

Under the Securities Exchange Act of 1934  
(Amendment No. 7)  
-----

KONOVER PROPERTY TRUST, INC.  
(formerly known as FAC Realty Trust, Inc.)  
(Name of Issuer)

COMMON STOCK, PAR VALUE \$0.01 PER SHARE  
(Title of Class of Securities)

301953 10 5  
(CUSIP Number)

MARJORIE L. REIFENBERG, ESQ.  
LAZARD FRERES REAL ESTATE INVESTORS L.L.C.  
30 ROCKEFELLER PLAZA  
NEW YORK, NY 10020  
(212) 632-6000

WITH A COPY TO:

TOBY S. MYERSON, ESQ.  
PAUL, WEISS, RIFKIND, WHARTON & GARRISON  
1285 AVENUE OF THE AMERICAS  
NEW YORK, NEW YORK 10019-6064  
(212) 373-3000

(Name, Address and Telephone Number of Person Authorized to  
Receive Notices and Communications)

-----

May 17, 2002  
(Date of Event which Requires Filing  
of this Statement)

If the filing person has previously filed a statement on Schedule 13G to report the acquisition which is the subject of this Schedule 13D, and is filing this schedule because of Rule 13d-1(e), 1(f) or 1(g), check the following box .

Note: Schedules filed in paper format shall include a signed original and five copies of the schedule, including all exhibits. See Rule 13d-1(a) for other parties to whom copies are to be sent.

\*The remainder of this cover page shall be filled out for a reporting person's initial filing on this form with respect to the subject class of securities, and for any subsequent amendment containing information which would alter disclosures provided in a prior cover page.



Edgar Filing: KONOVER PROPERTY TRUST INC - Form SC 13D/A

12 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES  
[ ]

13 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11)  
66.0%

14 TYPE OF REPORTING PERSON  
00 (real estate investment trust)

Page 3

1 NAME OF REPORTING PERSON  
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON  
Prometheus Southeast Retail L.L.C.

2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP (a) [ ]  
(b) [X]

3 SEC USE ONLY

4 SOURCE OF FUNDS  
AF

5 CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO  
ITEMS 2(d) or 2(e) [ ]

6 CITIZENSHIP OR PLACE OF ORGANIZATION  
Delaware

7 SOLE VOTING POWER  
NUMBER OF SHARES BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH  
None

8 SHARED VOTING POWER  
21,052,631

9 SOLE DISPOSITIVE POWER  
None

10 SHARED DISPOSITIVE POWER  
21,052,631

Edgar Filing: KONOVER PROPERTY TRUST INC - Form SC 13D/A

-----  
11 AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON  
21,052,631  
-----

12 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES

13 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11)  
66.0%

14 TYPE OF REPORTING PERSON  
00 (limited liability company)  
-----

Page 4

-----  
1 NAME OF REPORTING PERSON  
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON  
LFSRI II SPV REIT Corp.  
-----

2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP (a)   
(b)

3 SEC USE ONLY

4 SOURCE OF FUNDS  
AF

5 CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO  
ITEMS 2(d) or 2(e)

6 CITIZENSHIP OR PLACE OF ORGANIZATION  
Delaware

-----  
7 SOLE VOTING POWER  
NUMBER OF SHARES BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH  
None  
-----

8 SHARED VOTING POWER  
21,052,631  
-----

9 SOLE DISPOSITIVE POWER

Edgar Filing: KONOVER PROPERTY TRUST INC - Form SC 13D/A

None

10 SHARED DISPOSITIVE POWER

21,052,631

11 AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

21,052,631

12 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES

13 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11)

66.0%

14 TYPE OF REPORTING PERSON

CO

Page 5

1 NAME OF REPORTING PERSON  
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON

LF Strategic Realty Investors II L.P.

2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP (a)   
(b)

3 SEC USE ONLY

4 SOURCE OF FUNDS

AF

5 CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO  
ITEMS 2(d) or 2(e)

6 CITIZENSHIP OR PLACE OF ORGANIZATION

Delaware

7 SOLE VOTING POWER  
NUMBER OF  
SHARES  
BENEFICIALLY OWNED BY EACH  
REPORTING  
PERSON  
WITH  
None

8 SHARED VOTING POWER

Edgar Filing: KONOVER PROPERTY TRUST INC - Form SC 13D/A

21,052,631  
-----  
9 SOLE DISPOSITIVE POWER  
  
None  
-----  
10 SHARED DISPOSITIVE POWER  
  
21,052,631  
-----  
11 AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON  
  
21,052,631  
-----  
12 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES  
  
[ ]  
-----  
13 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11)  
  
66.0%  
-----  
14 TYPE OF REPORTING PERSON  
  
PN (limited partnership)  
-----

Page 6

-----  
1 NAME OF REPORTING PERSON  
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON  
  
LFSRI II Alternative Partnership L.P.  
-----  
2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP (a) [ ]  
(b) [X]  
-----  
3 SEC USE ONLY  
-----  
4 SOURCE OF FUNDS  
  
AF  
-----  
5 CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO  
ITEMS 2(d) or 2(e)  
  
[ ]  
-----  
6 CITIZENSHIP OR PLACE OF ORGANIZATION  
  
Delaware  
-----  
7 SOLE VOTING POWER  
  
NUMBER OF  
SHARES  
BENEFICIALLY OWNED BY EACH  
  
None

Edgar Filing: KONOVER PROPERTY TRUST INC - Form SC 13D/A

REPORTING  
PERSON  
WITH

-----  
8 SHARED VOTING POWER

21,052,631  
-----

9 SOLE DISPOSITIVE POWER

None  
-----

10 SHARED DISPOSITIVE POWER

21,052,631  
-----

11 AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

21,052,631  
-----

12 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES

13 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11)

66.0%  
-----

14 TYPE OF REPORTING PERSON

PN (limited partnership)  
-----

Page 7

-----  
1 NAME OF REPORTING PERSON  
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON

LFSRI II-CADIM Alternative Partnership L.P.  
-----

2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP

(a)

(b)

3 SEC USE ONLY  
-----

4 SOURCE OF FUNDS

AF  
-----

5 CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO  
ITEMS 2(d) or 2(e)

6 CITIZENSHIP OR PLACE OF ORGANIZATION

Delaware

Edgar Filing: KONOVER PROPERTY TRUST INC - Form SC 13D/A

|                                                                                  |                                                                       |                          |  |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------|--|
|                                                                                  | 7                                                                     | SOLE VOTING POWER        |  |
| NUMBER OF<br>SHARES<br>BENEFICIALLY OWNED BY EACH<br>REPORTING<br>PERSON<br>WITH |                                                                       | None                     |  |
|                                                                                  | 8                                                                     | SHARED VOTING POWER      |  |
|                                                                                  |                                                                       | 21,052,631               |  |
|                                                                                  | 9                                                                     | SOLE DISPOSITIVE POWER   |  |
|                                                                                  |                                                                       | None                     |  |
|                                                                                  | 10                                                                    | SHARED DISPOSITIVE POWER |  |
|                                                                                  |                                                                       | 21,052,631               |  |
| 11                                                                               | AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON          |                          |  |
|                                                                                  | 21,052,631                                                            |                          |  |
| 12                                                                               | CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES |                          |  |
|                                                                                  | <input type="checkbox"/>                                              |                          |  |
| 13                                                                               | PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11)                    |                          |  |
|                                                                                  | 66.0%                                                                 |                          |  |
| 14                                                                               | TYPE OF REPORTING PERSON                                              |                          |  |
|                                                                                  | PN (limited partnership)                                              |                          |  |

Page 8

|   |                                                                                            |     |                                     |
|---|--------------------------------------------------------------------------------------------|-----|-------------------------------------|
| 1 | NAME OF REPORTING PERSON<br>S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON              |     |                                     |
|   | Lazard Freres Real Estate Investors L.L.C.                                                 |     |                                     |
| 2 | CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP                                           | (a) | <input type="checkbox"/>            |
|   |                                                                                            | (b) | <input checked="" type="checkbox"/> |
| 3 | SEC USE ONLY                                                                               |     |                                     |
| 4 | SOURCE OF FUNDS                                                                            |     |                                     |
|   | AF                                                                                         |     |                                     |
| 5 | CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO<br>ITEMS 2(d) or 2(e) |     |                                     |



Edgar Filing: KONOVER PROPERTY TRUST INC - Form SC 13D/A

[\_]

6 CITIZENSHIP OR PLACE OF ORGANIZATION

New York

7 SOLE VOTING POWER  
None  
NUMBER OF  
SHARES  
BENEFICIALLY OWNED BY EACH  
REPORTING  
PERSON  
WITH

8 SHARED VOTING POWER

21,052,631

9 SOLE DISPOSITIVE POWER

None

10 SHARED DISPOSITIVE POWER

21,052,631

11 AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

21,052,631

12 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES

[\_]

13 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11)

66.0%

14 TYPE OF REPORTING PERSON

00 (limited liability company)

Page 9

1 NAME OF REPORTING PERSON  
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON

Lazard Freres & Co. LLC

2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP (a) [\_]  
(b) [X]

3 SEC USE ONLY

4 SOURCE OF FUNDS

Edgar Filing: KONOVER PROPERTY TRUST INC - Form SC 13D/A

AF

5 CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO  
ITEMS 2(d) or 2(e)

6 CITIZENSHIP OR PLACE OF ORGANIZATION

New York

|                                                                                  |   |                   |
|----------------------------------------------------------------------------------|---|-------------------|
|                                                                                  | 7 | SOLE VOTING POWER |
| NUMBER OF<br>SHARES<br>BENEFICIALLY OWNED BY EACH<br>REPORTING<br>PERSON<br>WITH |   | None              |

|  |   |                     |
|--|---|---------------------|
|  | 8 | SHARED VOTING POWER |
|  |   | 21,052,631          |

|  |   |                        |
|--|---|------------------------|
|  | 9 | SOLE DISPOSITIVE POWER |
|  |   | None                   |

|  |    |                          |
|--|----|--------------------------|
|  | 10 | SHARED DISPOSITIVE POWER |
|  |    | 21,052,631               |

11 AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON  
21,052,631

12 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES

13 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11)  
66.0%

14 TYPE OF REPORTING PERSON  
OO (limited liability company)

Page 10

This Amendment No. 7, dated May 17, 2002, is filed by Prometheus Southeast Retail Trust, a Maryland real estate investment trust ("Trust"), Prometheus Southeast Retail LLC, a Delaware limited liability Company ("Prometheus"), LFSRI II SPV REIT Corp., a Delaware corporation ("SPV"), LF Strategic Realty Investors II L.P., a Delaware limited partnership ("LFSRI II"), LFSRI II Alternative Partnership L.P., a Delaware limited partnership ("Alternative"), LFSRI II-CADIM Alternative Partnership L.P., a Delaware limited partnership ("CADIM"), Lazard Freres Real Estate Investors L.L.C., a New York limited liability company ("LFREI"), and Lazard Freres & Co. LLC, a New York limited liability company ("Lazard," and together with Trust, Prometheus, SPV,

## Edgar Filing: KONOVER PROPERTY TRUST INC - Form SC 13D/A

CADIM, Alternative, LFSRI II and LFREI, the "Reporting Persons").

Capitalized terms used herein but not defined shall have the meanings ascribed thereto in the Schedule 13D dated March 6, 1998, as amended, filed by Prometheus and LFSRI II (as amended, the "Existing Schedule 13D"). This Amendment hereby amends and supplements the Existing Schedule 13D as follows:

ITEM 1. SECURITY AND ISSUER.

No change.

ITEM 2. IDENTITY AND BACKGROUND.

Item 2(c) and (f) are hereby amended and supplemented by the addition of the following name to Schedule III: Ali E. Wambold.

ITEM 3. SOURCE AND AMOUNT OF FUNDS OR OTHER CONSIDERATION.

No change.

ITEM 4. PURPOSE OF TRANSACTION.

Item 4 is hereby amended and supplemented by the addition of the following:

On May 17, 2002, the Trust and Kimco Realty Corporation, a Maryland corporation ("Kimco"), delivered to the Special Committee of the Board of Directors of the Company a letter (the "Proposal Letter") ( a copy of which is attached as an exhibit hereto and incorporated herein by reference) in which the Trust and Kimco proposed to acquire the Company, as more fully described in the Proposal Letter (the "Transaction"). The Trust and Kimco proposed that the Transaction be completed through a merger transaction in which a newly formed corporation owned by the Trust and Kimco would be merged with and into the Company. Pursuant to the proposed terms of the Transaction, the holders of the Company's common stock would receive \$1.90 per share ("Cash Price") in cash in exchange for their shares of common stock in the Company. In addition, holders of the Company's Series A Convertible Preferred Stock would be given the opportunity to elect to receive in the Transaction either (x) a new preferred security representing a continuing interest in the Company or (y) 105% of the Cash Price multiplied by the number of shares of common stock issuable upon conversion of such holder's shares of Series A Convertible Preferred Stock.

Page 11

The Transaction is subject to, among other things, the negotiation and execution of definitive agreements. The Trust and Kimco expect that the consummation of the Transaction would occur promptly following approval by the Company's stockholders. Upon completion of the Transaction, the Trust and Kimco would seek to cause the Company's common stock to be delisted from the New York Stock Exchange, and to be deregistered under the Securities Exchange Act of 1934, as amended.

Except as set forth above, the Reporting Persons have no present plans or intentions that would result in any of the matters required to be set forth in items (a) through (j) of Item 4 of Schedule 13D.

Edgar Filing: KONOVER PROPERTY TRUST INC - Form SC 13D/A

ITEM 5. INTEREST IN SECURITIES OF THE ISSUER.

No change.

ITEM 6. CONTRACTS, ARRANGEMENTS, UNDERSTANDINGS OR  
RELATIONSHIPS WITH RESPECT TO SECURITIES OF THE ISSUER.

No change.

ITEM 7. MATERIAL TO BE FILED AS EXHIBITS.

1. Letter dated May 17, 2002 from Prometheus Southeast Retail Trust and Kimco Realty Corporation to Special Committee of the Board of Directors of Konover Property Trust, Inc.

Page 12

SIGNATURES

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

Dated as of May 17, 2002

PROMETHEUS SOUTHEAST RETAIL TRUST

By: /s/ John A. Moore

-----  
Name: John A. Moore  
Title: Vice President and Chief  
Financial Officer

PROMETHEUS SOUTHEAST RETAIL L.L.C.

By: LFSRI II SPV REIT Corp.  
as managing member

By: /s/ John A. Moore

-----  
Name: John A. Moore  
Title: Vice President and Chief  
Financial Officer

LFSRI II SPV REIT CORP.

By: /s/ John A. Moore

-----

Edgar Filing: KONOVER PROPERTY TRUST INC - Form SC 13D/A

Name: John A. Moore  
Title: Vice President and Chief  
Financial Officer

LF STRATEGIC REALTY INVESTORS II L.P.

By:Lazard Freres Real Estate Investors L.L.C.  
as general partner

By: /s/ John A. Moore

-----  
Name: John A. Moore  
Title: Managing Principal and  
Chief Financial Officer

Page 13

LFSRI II ALTERNATIVE PARTNERSHIP L.P.

By:Lazard Freres Real Estate Investors L.L.C.  
as general partner

By: /s/ John A. Moore

-----  
Name: John A. Moore  
Title: Managing Principal and  
Chief Financial Officer

LFSRI II-CADIM ALTERNATIVE PARTNERSHIP L.P.

By:Lazard Freres Real Estate Investors L.L.C.  
as general partner

By: /s/ John A. Moore

-----  
Name: John A. Moore  
Title: Managing Principal and  
Chief Financial Officer

LAZARD FRERES REAL ESTATE INVESTORS L.L.C.

By: /s/ John A. Moore

-----  
Name: John A. Moore  
Title: Managing Principal and  
Chief Financial Officer

LAZARD FRERES & CO. LLC

By: /s/ Scott D. Hoffman

-----  
Name: Scott D. Hoffman  
Title: Managing Director