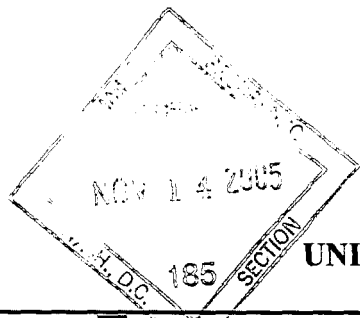


UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

134474 OMB APPROVAL OMB Number: 3235-0076 Expires: November 30, 2001 Estimated average burden hours per response..... 16.00



FORM D

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR UNIFORM LIMITED OFFERING EXEMPTION

SEC USE ONLY Prefix Serial DATE RECEIVED

Name of Offering () check if this is an amendment and name has changed, and indicate change. JER Real Estate Qualified Partners III, L.P.

Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6) ULOE Type of Filing: X New Filing Amendment

A. BASIC IDENTIFICATION DATA

1. Enter the information requested about the issuer



05070788

Name of Issuer () check if this is an amendment and name has changed, and indicate change. JER Real Estate Qualified Partners III, L.P. (the "Partnership")

Address of Executive Offices (Number and Street, City, State, Zip Code) 1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Telephone Number (Including Area Code) (703) 714-8016

Address of Principal Business Operations (Number and Street, City, State, Zip Code) (if different from Executive Offices)

Telephone Number (Including Area Code)

Brief Description of Business Investment vehicle.

PROCESSED

Type of Business Organization corporation X limited partnership, already formed other (please specify): business trust limited partnership, to be formed

DEC 02 2005

Actual or Estimated Date of Incorporation or Organization: Month 05 Year 03 X Actual Estimated

THOMSON FINANCIAL

Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State: CN for Canada; FN for other foreign jurisdiction) DE

GENERAL INSTRUCTIONS

Federal: Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6). When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. Information Required: A new filing must contain all information requested. Filing Fee: There is no federal filing fee.

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State: This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made.

ATTENTION Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

Handwritten initials/signature

A. BASIC IDENTIFICATION DATA

2. Enter the information requested for the following:

- Each promoter of the issuer, if the issuer has been organized within the past five years;
- Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;
- Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
- Each general and managing partner of partnership issuers.

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

JER Real Estate Advisors III, L.P.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

JER Real Estate Advisors III, Inc.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Robert, Jr., Joseph E.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Harmon, Deborah L.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Marakovits, Cornelia Connelly

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

McQuown, Gene C.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Ward, Daniel T.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

A. BASIC IDENTIFICATION DATA

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- Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;
- Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
- Each general and managing partner of partnership issuers.

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Small, Frank

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Belcher, Keith

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Parker, Connie Simmons

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Yoon, Tae-Sik

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Coburn, Bradley S.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Cunningham, Jr., Bruce T.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Smith III, James W.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

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A. BASIC IDENTIFICATION DATA

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- Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
- Each general and managing partner of partnership issuers.

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Coconaugh, Michael

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Gilbert, Alexander P.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Giuditta, Terri L.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Ratinoff, Ed

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Robinson, Clyde

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Harkins, Richard A.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Berkley, Bradley T.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

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A. BASIC IDENTIFICATION DATA

2. Enter the information requested for the following:

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- Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
- Each general and managing partner of partnership issuers.

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Best, Gerald R.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Burdi, Thomas M.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Hubbard, James E.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Learsy, Serge A.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Morgan, Debra H.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Richards, James C.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Lynn, Scott

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

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A. BASIC IDENTIFICATION DATA

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- Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;
- Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
- Each general and managing partner of partnership issuers.

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Smith, Craig

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Venegas, Marc

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Gerth, Mary K.

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Chen, Devin

Business or Residence Address (Number and Street, City, State, Zip Code)

1650 Tysons Blvd., Suite 1600, McLean, VA 22102

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

B. INFORMATION ABOUT OFFERING

1. Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering? YES NO
 Answer also in Appendix, Column 2, if filing under ULOE
2. What is the minimum investment that will be accepted from any individual? \$10,000,000
3. Does the offering permit joint ownership of a single unit? YES NO
4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.

Full Name (Last name first, if individual)

Atlantic-Pacific Capital, Inc.

Business or Residence Address (Number and Street, City, State, Zip Code)

**102 Greenwich Ave., 2nd Floor
Greenwich, CT 06830**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States)..... All States

[AL] [AK] [AZ] [AR] ✓ [CA] ✓ [CO] [CT] [DE] [DC] ✓ [FL] [GA] ✓ [HI] [ID]
 [IL] ✓ [IN] ✓ [IA] [KS] [KY] [LA] [ME] [MD] ✓ [MA] ✓ [MI] [MN] [MS] [MO]
 [MT] [NE] [NV] [NH] [NJ] ✓ [NM] [NY] ✓ [NC] ✓ [ND] [OH] ✓ [OK] [OR] [PA]
 [RI] [SC] [SD] [TN] [TX] ✓ [UT] [VT] [VA] ✓ [WA] [WV] [WI] ✓ [WY] [PR]

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States)..... All States

[AL] [AK] [AZ] [AR] [CA] [CO] [CT] [DE] [DC] [FL] [GA] [HI] [ID]
 [IL] [IN] [IA] [KS] [KY] [LA] [ME] [MD] [MA] [MI] [MN] [MS] [MO]
 [MT] [NE] [NV] [NH] [NJ] [NM] [NY] [NC] [ND] [OH] [OK] [OR] [PA]
 [RI] [SC] [SD] [TN] [TX] [UT] [VT] [VA] [WA] [WV] [WI] [WY] [PR]

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States)..... All States

[AL] [AK] [AZ] [AR] [CA] [CO] [CT] [DE] [DC] [FL] [GA] [HI] [ID]
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 [MT] [NE] [NV] [NH] [NJ] [NM] [NY] [NC] [ND] [OH] [OK] [OR] [PA]
 [RI] [SC] [SD] [TN] [TX] [UT] [VT] [VA] [WA] [WV] [WI] [WY] [PR]

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.

Type of Security.....	Aggregate Offering Price	Amount Already Sold
Debt	\$ -0-	\$ -0-
Equity	\$ -0-	\$ -0-
<input type="checkbox"/> Common <input type="checkbox"/> Preferred		
Convertible Securities (including warrants).....	\$ -0-	\$ -0-
Partnership Interests.....	\$ 822,600,000	\$ 435,508,216
Other (Specify _____).....	\$ -0-	\$ -0-
Total.....	\$ 822,600,000	\$ 435,508,216

Answer also in Appendix, Column 3, if filing under ULOE.

2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total line. Enter "0" if answer is "none" or "zero."

	Number Investors	Aggregate Dollar Amount of Purchases
Accredited Investors	15	\$ 435,508,216
Non-accredited investors.....	-0-	\$ -0-
Total (for filings under Rule 504 only).....	NA	\$ NA

Answer also in Appendix, Column 4, if filing under ULOE.

3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C - Question 1.

Type of offering	Type of Security	Dollar Amount Sold
Rule 505.....	NA	\$ NA
Regulation A.....	NA	\$ NA
Rule 504.....	NA	\$ NA
Total.....	NA	\$ NA

4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.

Transfer Agent's Fees	<input checked="" type="checkbox"/>	\$ -0-
Printing and Engraving Costs.....	<input checked="" type="checkbox"/>	\$ 54,826
Legal Fees.....	<input checked="" type="checkbox"/>	\$ 21,280
Accounting Fees.....	<input checked="" type="checkbox"/>	\$ -0-
Engineering Fees.....	<input checked="" type="checkbox"/>	\$ -0-
Sales Commissions (specify finders' fees separately).....	<input checked="" type="checkbox"/>	\$ 9,321,000
Other Expenses (identify) <u>Travel, telephone, misc. and finder's fee (\$3,100,000)</u>	<input checked="" type="checkbox"/>	\$ 3,023,894
Total.....	<input checked="" type="checkbox"/>	\$ 12,421,000[†]

[†] An affiliate of the Partnership will pay a portion of this amount. The Partnership will bear \$1,250,000 in expenses, which will be used to calculate the "adjusted gross proceeds to the issuer."

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

b. Enter the difference between the aggregate offering price given in response to Part C - Question 1 and total expense furnished in response to Part C - Question 4.a. This difference is the "adjusted gross proceeds to the issuer."

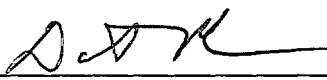
\$ 821,350,000

5. Indicate below the amount of the adjusted gross proceeds to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C - Question 4.b above.

	<input checked="" type="checkbox"/>	Payments to Officers Directors & Affiliates	<input checked="" type="checkbox"/>	Payments to Others
Salaries and fees	<input checked="" type="checkbox"/>	\$ -0-	<input checked="" type="checkbox"/>	\$ -0-
Purchase of real estate	<input checked="" type="checkbox"/>	\$ -0-	<input checked="" type="checkbox"/>	\$ -0-
Purchase, rental or leasing and installation of machinery and equipment	<input checked="" type="checkbox"/>	\$ -0-	<input checked="" type="checkbox"/>	\$ -0-
Construction or leasing of plant buildings and facilities	<input checked="" type="checkbox"/>	\$ -0-	<input checked="" type="checkbox"/>	\$ -0-
Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger)	<input checked="" type="checkbox"/>	\$ -0-	<input checked="" type="checkbox"/>	\$ -0-
Repayment of indebtedness	<input checked="" type="checkbox"/>	\$ -0-	<input checked="" type="checkbox"/>	\$ -0-
Working capital	<input checked="" type="checkbox"/>	\$ -0-	<input checked="" type="checkbox"/>	\$ -0-
Other (specify) <u>Portfolio Investments</u>	<input checked="" type="checkbox"/>	\$ -0-	<input checked="" type="checkbox"/>	\$821,350,000
.....	<input checked="" type="checkbox"/>	\$ -0-	<input checked="" type="checkbox"/>	\$ -0-
Column Totals	<input checked="" type="checkbox"/>	\$ -0-	<input checked="" type="checkbox"/>	\$821,350,000
Total Payments Listed (column totals added)	<input checked="" type="checkbox"/>	\$	<input checked="" type="checkbox"/>	821,350,000

D. FEDERAL SIGNATURE

The issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice is filed under Rule 505, the following signature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commission, upon written request of its staff, the information furnished by the issuer to any non-accredited investor pursuant to paragraph (b)(2) of Rule 502.

Issuer (Print or Type) JER Real Estate Qualified Partners III, L.P.	Signature 	Date 11/7/05
Name (Print or Type) Daniel T. Ward	Title of Signer (Print or Type) Senior Managing Director and Assistant Secretary of JER Real Estate Advisors III, Inc., the General Partner of JER Real Estate Advisors III, L.P., the General Partner of the Partnership	

ATTENTION

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001).

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