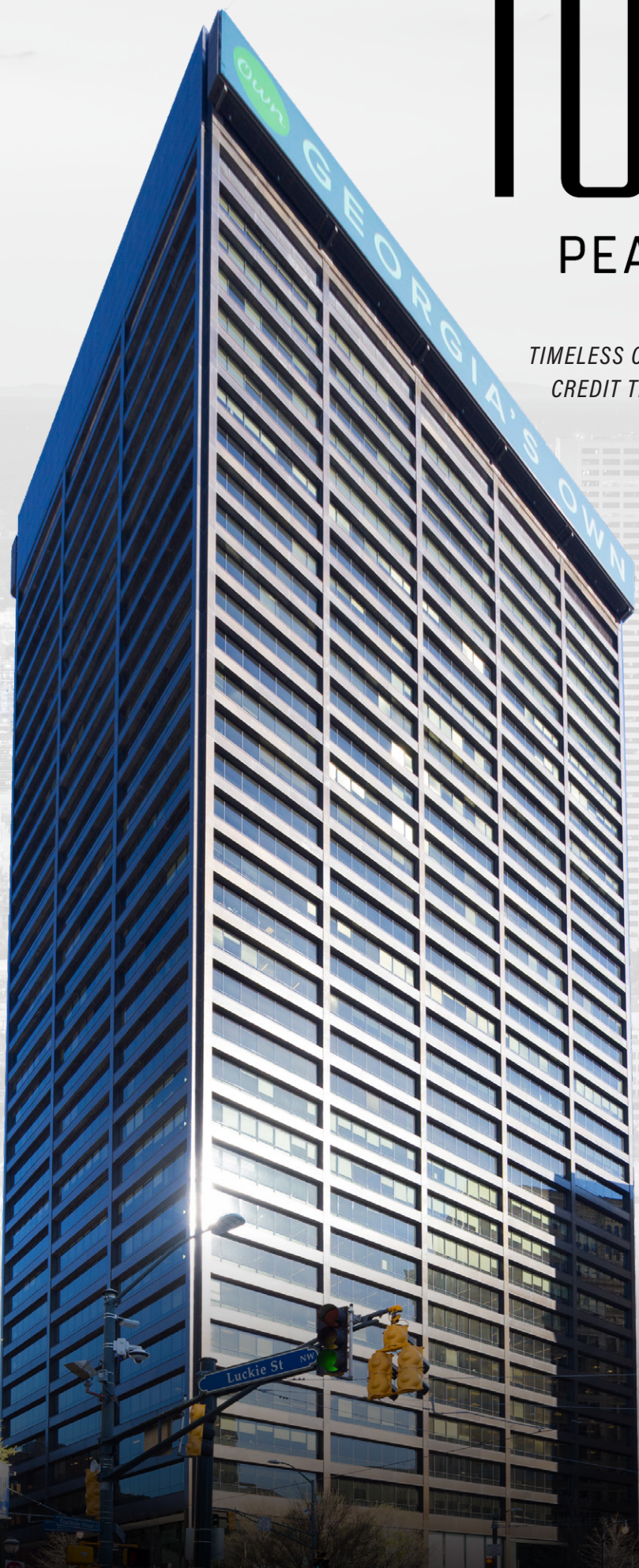


100

PEACHTREE

ATLANTA, GA

*TIMELESS CBD OFFICE TOWER WITH
CREDIT TENANCY & LONG WALT*



100 Peachtree is a 1968 vintage office building with \$30M in base building renovations since 2012, long WALT, superior amenities, and high-end finishes. 100 Peachtree is LEED Silver Certified and Wired Silver.



MODERN BUILDING
Timeless & Iconic Design



9.2 YRS. OF WALT

from the Lead Tenants which make up 338K SF (54% of RSF)

NOMINATED FOR

2020 office lease deal of the year



\$30M OF CAPEX SPENT ON BASE BUILDING UPGRADES SINCE 2012

SECURE ACCESS

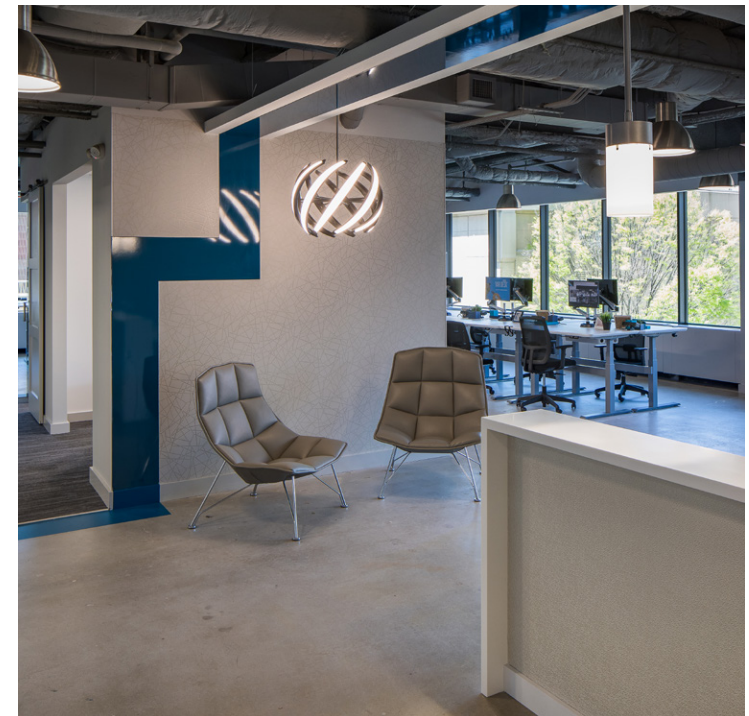
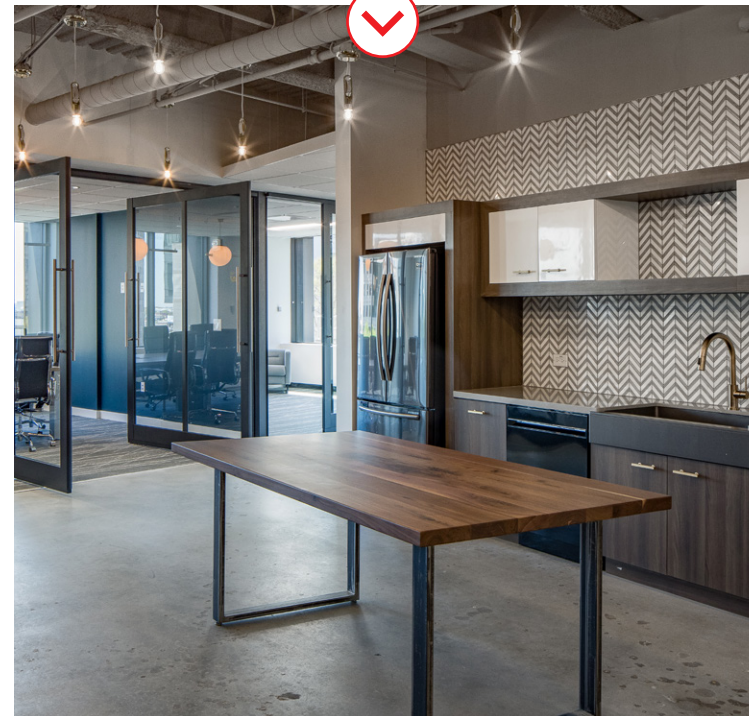
18TH FLOOR CONFERENCING FACILITIES

hosts up to 260 people



4 SPEC SUITES ON THE 3RD FLOOR

13,425 SF: 7,802 SF leased, 5,623 SF available



STATE OF THE ART FITNESS CENTER

With locker rooms, showers, & towel service



EXCEPTIONAL IN-BUILDING AMENITIES



HIGH-END FINISHES

CORE RENT ROLL

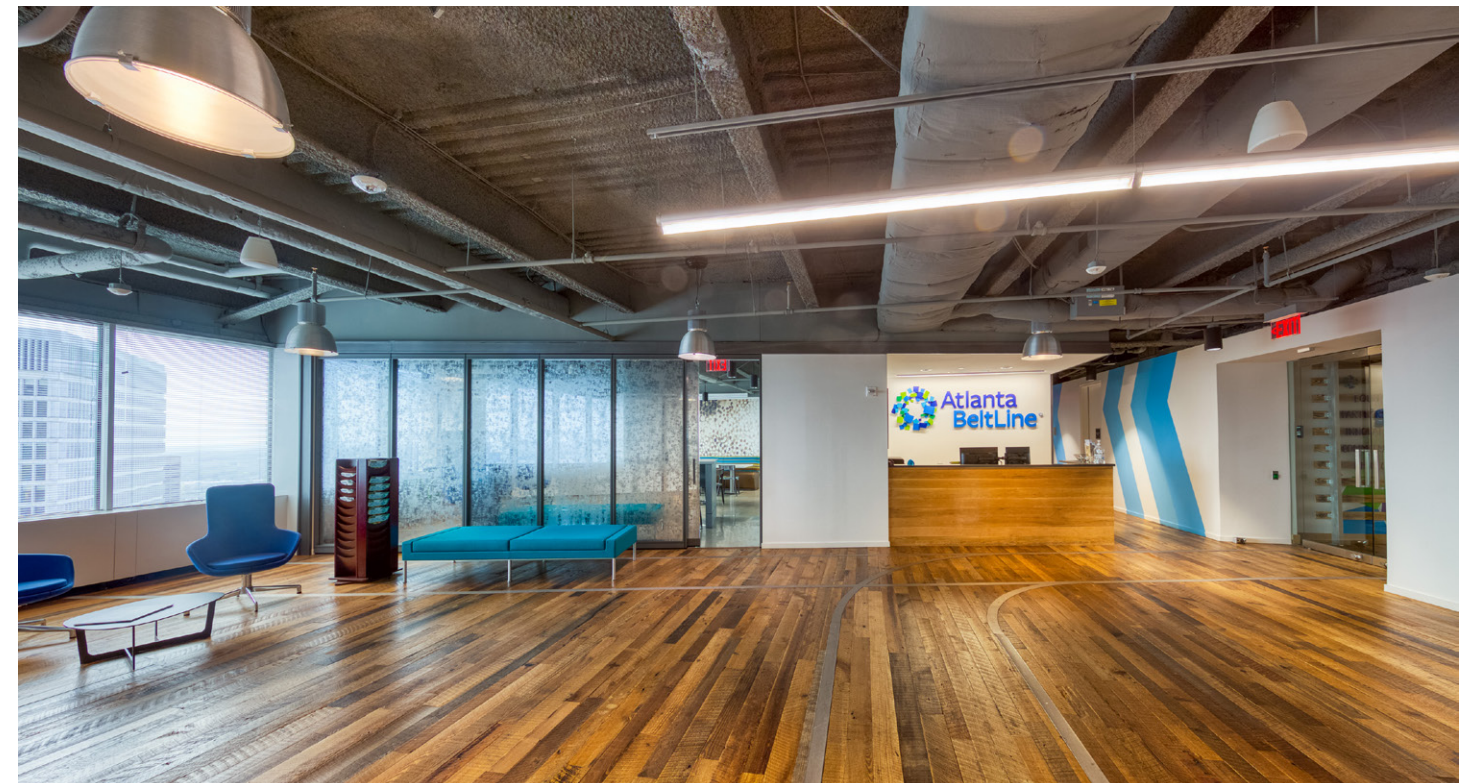


100 Peachtree has a core rent roll with multiple strong credit and notable tenants occupying large blocks of space creating an institutional stacking plan.

<p>\$138M REMAINING CONTRACTUAL RENT (INCLUDING PARKING REVENUE)</p>	<p>83% OF FLOORS ARE OCCUPIED BY FULL- FLOOR TENANTS (EXCLUDING RETAIL & AMENITY FLOOR)</p>	<p>7.3 YRS OF OVERALL WALT</p>
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CORE TENANT OVERVIEW		
COMPANY	FLOORS	SF
Georgia's Own Credit Union	5	96,785 <i>(less retail suite)</i>
Boston Consulting Group	5	96,493
CallRail Inc	3.5	71,189
*Fulton County Public Defenders	3	54,296
Atlanta Beltline	1	19,623
TOTAL	WALT: 9.2 YRS	338,386 SF

*Fulton County Public Defenders will relocate from the 19th floor to the 15th floor in 2022.



DOWNTOWN MOMENTUM

100 Peachtree is in the center of Downtown Atlanta, a market whose economic vitality is experiencing momentous growth from increased university enrollment, new mixed-used development investment, business relocations, and residential in-migration – all while benefiting from the economic stability provided by the State Capitol.



With a \$2.6 billion economic impact annually and 53,000 current students, Georgia State has become an integral part of Downtown Atlanta. In the past two decades, the University has added more than one million SF of classrooms and facilities through the development of two state-of-art research buildings and their adaptive reuse of vacated high-rises and office buildings.

- No. 2**
MOST INNOVATIVE UNIVERSITY IN THE U.S.
(US News & World Report)
- \$2.6B**
ANNUAL ECONOMIC IMPACT ON METRO ATLANTA
(BOARD OF REGENT OF THE UNIVERSITY SYSTEM OF GEORGIA)
- 252%**
INCREASE IN RESEARCH FUNDING OVER LAST SIX YEARS
(GEORGIA STATE)
- No. 1**
BEST VALUE LAW SCHOOL
(NATIONAL JURIST 2018)
- No. 1**
LARGEST UNIVERSITY IN GEORGIA



- No. 5**
BEST PUBLIC UNIVERSITIES IN THE US
- No. 1**
COMPUTER SCIENCE PROGRAM IN THE US
- No. 2**
CIVIL ENGINEERING PROGRAM IN THE US
- No. 4**
MOST INNOVATIVE UNIVERSITY IN THE US

Georgia's HBCUs generate 12,040 jobs for the local and regional economies. Together, Georgia's HBCUs generate \$1.3 billion in total economic impact. HBCUs have received commitments worth hundreds of millions of dollars this summer as companies and organizations aim to access diverse student populations, forge partnerships for research and innovation and improve racial equity.



- 2,200**
TOTAL ENROLLMENT
- 1867**
ESTABLISHED
- 32**
MAJORS
- 75%**
RETENTION RATE



- 2,100**
TOTAL ENROLLMENT
- 1924**
ESTABLISHED
- 31**
MAJORS
- 76%**
GRADUATION RATE



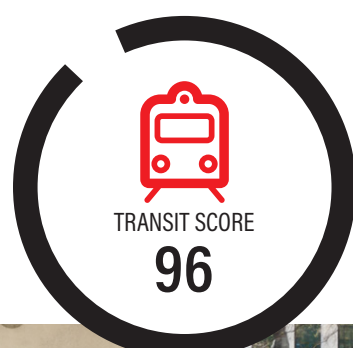
- 3,300**
TOTAL ENROLLMENT
- 1988**
ESTABLISHED
- 14:1**
STUDENT TO FACULTY RATIO
- #13**
HBCU (U.S. NEWS & WORLD REPORT)



<div style="margin-bottom: 10px;"> <p>1 CENTENNIAL YARDS</p> <p>\$5.0 B will be invested to develop 12 million square feet of mixed-use development by CIM</p> </div> <div style="margin-bottom: 10px;"> <p>2 NEWPORT REDEVELOPMENT</p> <p>Revitalization project of 47 properties totaling 1.8 M SF</p> </div> <div style="margin-bottom: 10px;"> <p>3 MERCEDES BENZ STADIUM</p> <p>\$1.6 B recently constructed home of the Atlanta Falcons and Atlanta United</p> </div> <div style="margin-bottom: 10px;"> <p>4 STATE FARM ARENA</p> <p>Home to the Atlanta Hawks</p> </div> <div style="margin-bottom: 10px;"> <p>5 GA WORLD CONGRESS CENTER</p> <p>3rd largest convention center in the United States</p> </div>	<div style="margin-bottom: 10px;"> <p>6 CENTENNIAL PARK</p> <p>\$2.4 B economic impact since 1996</p> </div> <div style="margin-bottom: 10px;"> <p>7 NATIONAL CENTER FOR CIVIL AND HUMAN RIGHTS</p> <p>Museum dedicated to the achievements of the civil rights movement and human rights movement</p> </div> <div style="margin-bottom: 10px;"> <p>8 GEORGIA AQUARIUM</p> <p>Largest aquarium in the Western Hemisphere with an estimated 2.4 M annual visitors</p> </div> <div style="margin-bottom: 10px;"> <p>9 TECHNOLOGY ENTERPRISE PARK</p> <p>Development of 18-acre life sciences district by Georgia Tech</p> </div> <div style="margin-bottom: 10px;"> <p>10 GEORGIA STATE CAPITOL</p> <p>One of 43 National Historic Landmarks in Georgia The focus of Georgia policy and law-making</p> </div>
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DYNAMIC LOCATION

100 Peachtree is located adjacent to Woodruff Park and Broad St - the most walkable and amenitized street in all of Downtown Atlanta. Broad Street's location is home to a variety of restaurants and shops that experience robust activity each day.



FAIRLIE-POPLAR DISTRICT

200
RESTAURANTS

40
HOTELS

3K
STUDENT BEDS

8
ENTERTAINMENT VENUES



BROAD STREET

WOODRUFF PARK 100 PEACHTREE'S FRONT YARD

CONFLUENCE OF STUDENTS, PROFESSIONALS, AND RESIDENTS



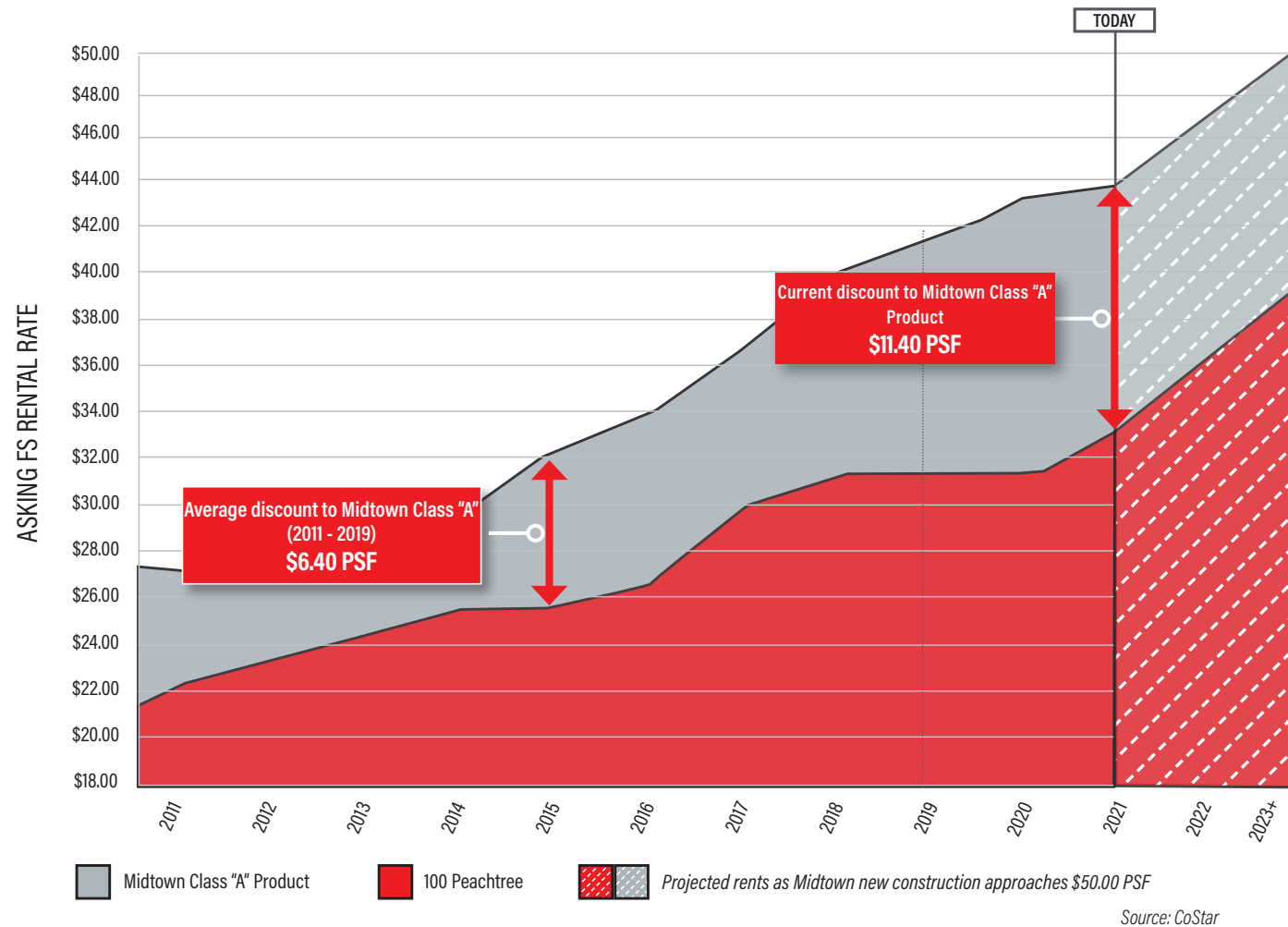
UNOBSTRUCTED VIEWS



5M ANNUAL VISITORS

100 PEACHTREE VS MIDTOWN RENTS

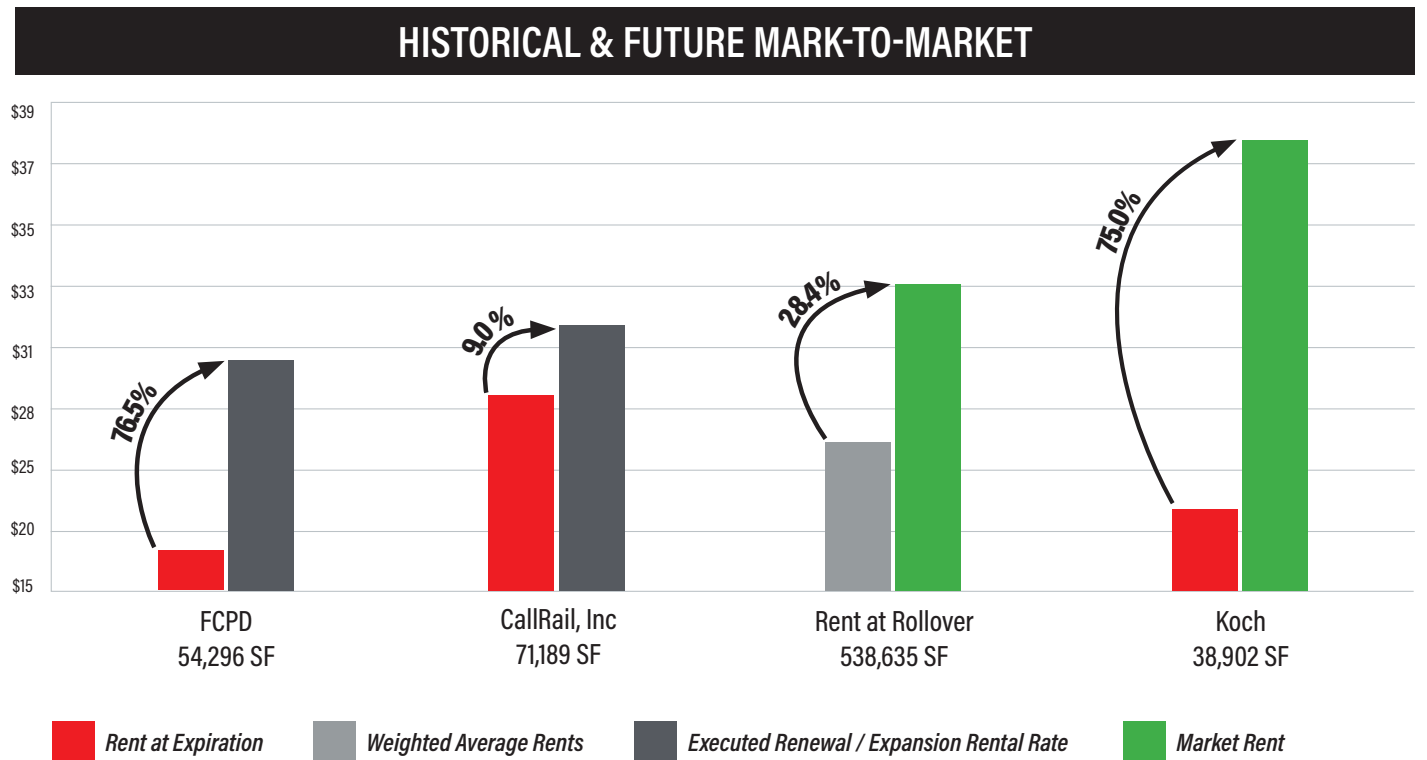
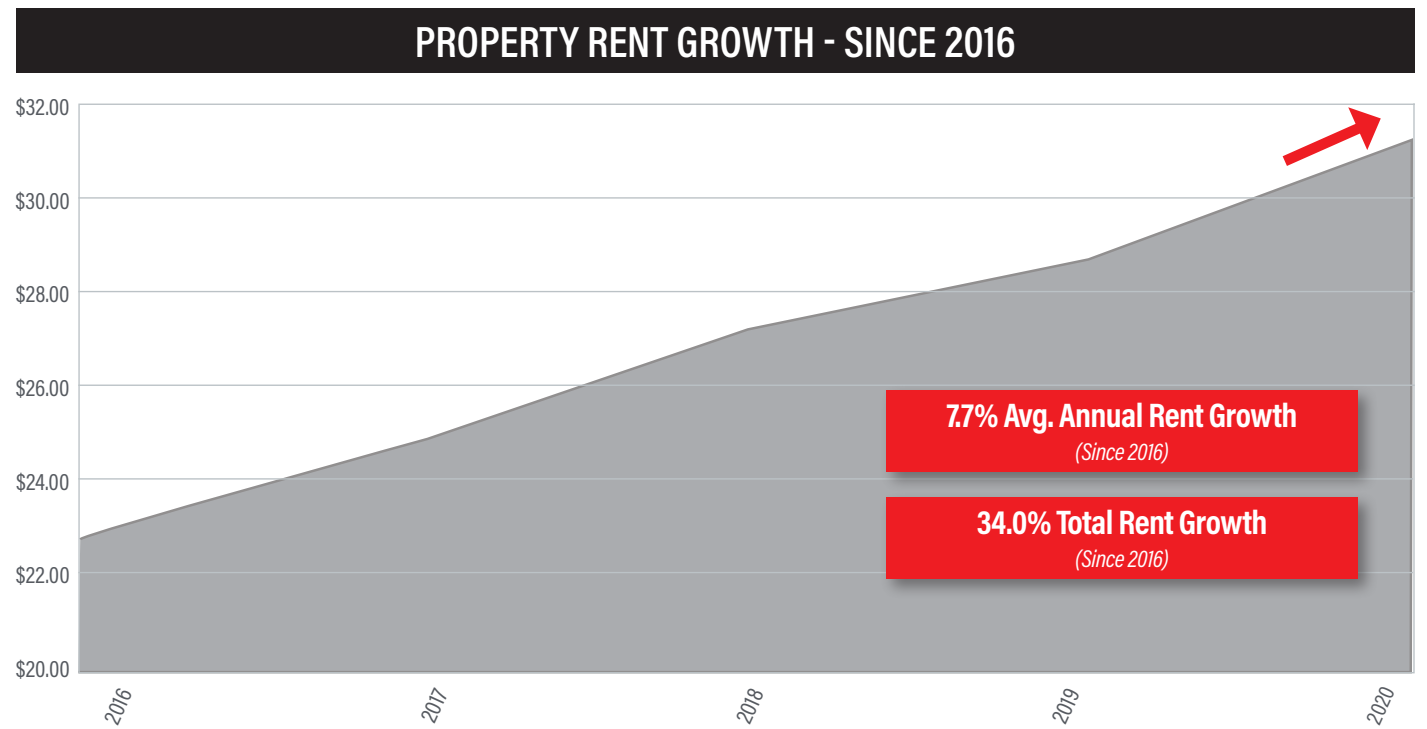
The spread in rental rate between 100 Peachtree and Midtown Class A properties has widened in the past 18 months from \$6.40 PSF to \$11.40 PSF (Full Service equivalent). As 100 Peachtree's location continues to benefit from Downtown's economic growth, rental rate spreads should revert to the mean and provide a future owner the opportunity to mark rents to market.



MIDTOWN CLASS "A" PRODUCT	
201 17th St.	Ten 10th
171 17th St.	The Proscenium
271 17th St.	1180 Peachtree
12th & Midtown	Midtown Union
Regions Plaza	725 Ponce
Peachtree Pointe	881 Peachtree
1105 W. Peachtree	Coda
Ponce City Market	One Atlantic Center
T3	Atlantic Yards
Centergy One	1100 Peachtree

MARK-TO-MARKET OPPORTUNITITES

Rental rates have grown 34% since 2016 to \$33 PSF. The current weighted average rents at 100 Peachtree are \$25.71 PSF, which is 28% below market. The below chart provides examples of major renewals and future mark-to-market opportunities.



100 PEACHTREE

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