

1034 HAMMOND

1.64 ACRE DEVELOPMENT OPPORTUNITY
SANDY SPRINGS | CENTRAL PERIMETER



OFFERING MEMORANDUM



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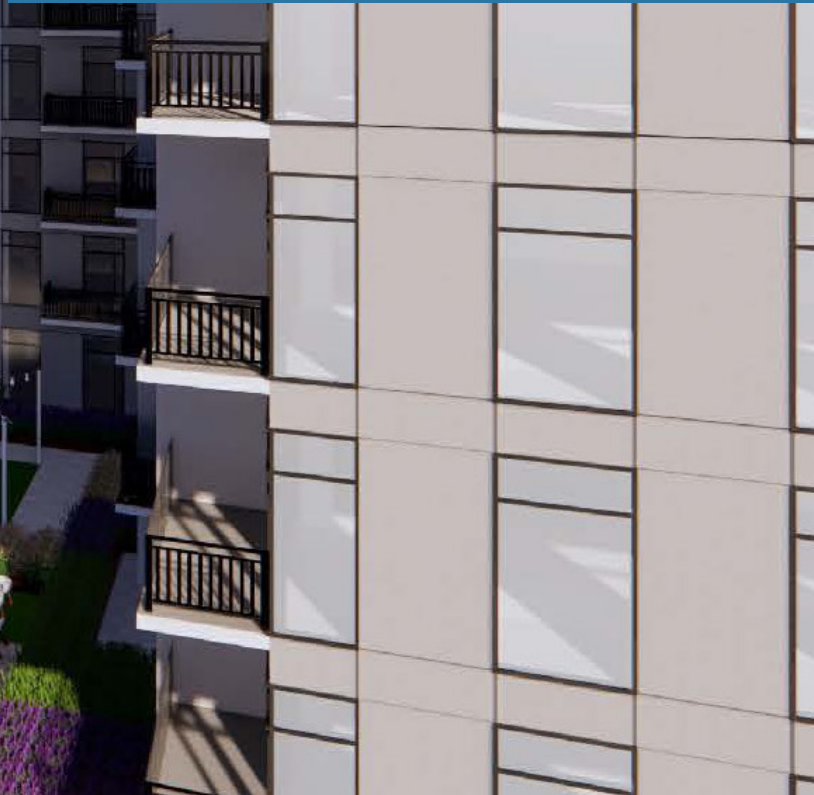
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EXECUTIVE SUMMARY

THE OFFERING

JLL's Land Investment Advisory team, as sole and exclusive agent for the owner, has been engaged to market for sale 1.64-acres at 1034 Hammond Dr in Sandy Springs, GA (the "Subject Property" or "Property"). Located in the Central Perimeter business district, the Property presents the rare opportunity for speed to market in a high-growth corridor with in-place, mixed-use zoning.

1034 Hammond is zoned PX-10/12, a mixed-use designation allowing for building height of 10 stories as a base and 12 stories with bonuses. There is currently no FAR cap, allowing developers to push density, with the only limitation being the height restriction. The Seller has drawings in hand for a residential, multi-family development with 356-units, allowing a multi-family developer to step in and immediately activate the site.

The Central Perimeter and Sandy Springs submarkets have seen tremendous growth over the past 5 years. While Sandy Springs has historically been an affluent community, developments such as the Sandy Springs Town Center and the new High Street mixed-use development are transforming the area into an urban center with lifestyle amenities and walkable retail. Home to international headquarters and nationally-renowned medical facilities, this world class location is unparalleled. Walkable to MARTA stations, grocery, fine dining, and shopping, 1034 Hammond offers superb connectivity for future residents or employees.



INVESTMENT HIGHLIGHTS

1

SPEED TO MARKET

With in-place, mixed-use zoning and construction drawings in hand, 1034 Hammond allows for the rare opportunity for a developer to step into a zoned site in a submarket with high barriers to entry

2

SUBSTANTIAL ECONOMIC AND POPULATION GROWTH

There is currently 3M+ SF of office space currently proposed or under construction in the Central Perimeter submarket, bringing thousands of jobs to the area. The City of Sandy Springs is also undergoing a wave of population growth that has far outpaced new housing deliveries in recent years.

3

SUPERB AMENITY BASE AND CONNECTIVITY

1034 Hammond is located in close proximity to over 200+ shops, restaurants, bars, and retail, and walkable to the new High Street mixed-use development that is expected to transform the Central Perimeter area. The new GA-400 and I-285 infrastructure projects that are currently underway will be complete by time of delivery, providing access to Cumberland Galleria, Buckhead, and Midtown Atlanta.

4

WORLD CLASS PERIMETER CENTER LOCATION

Home to Atlanta's largest employment base, 37 Million square feet of office, three Fortune 500 Headquarters, and three nationally-acclaimed medical facilities totaling 20,000+ jobs, all located minutes away from 1034 Hammond.

5

TREMENDOUS RENT GROWTH

Central Perimeter has seen significant rent growth over the past 2 years, with year over year rent growth of 12.9%. Sandy Springs/ Dunwoody ranks as one of the top submarkets in the country for trailing 12-month deal volume, and the price of assets is above average for the metro, with average cap rates that are some of the lowest in suburban Atlanta.



PROPERTY SUMMARY

ADDRESS	1034 Hammond Dr, Sandy Springs, GA 30328
MUNICIPALITY	Sandy Springs, GA
ACREAGE	+/- 1.64 Acres
ZONING	PX-10/12 (Perimeter Mixed Use)
ALLOWABLE HEIGHT	10 stories base height, up to 12 stories with bonuses
DENSITY	No density restriction
PRICING	Contact broker for Pricing Guidance



SITE STATUS

The Subject Property is a former bank site that is not currently encumbered by any leases. The Seller has engaged an architect and engineer for schematic and civil planning, which can be found in the Virtual Deal Room. If the buyer wishes to engage in the proposed development program, these plans will be conveyed to the purchaser at time of sale.

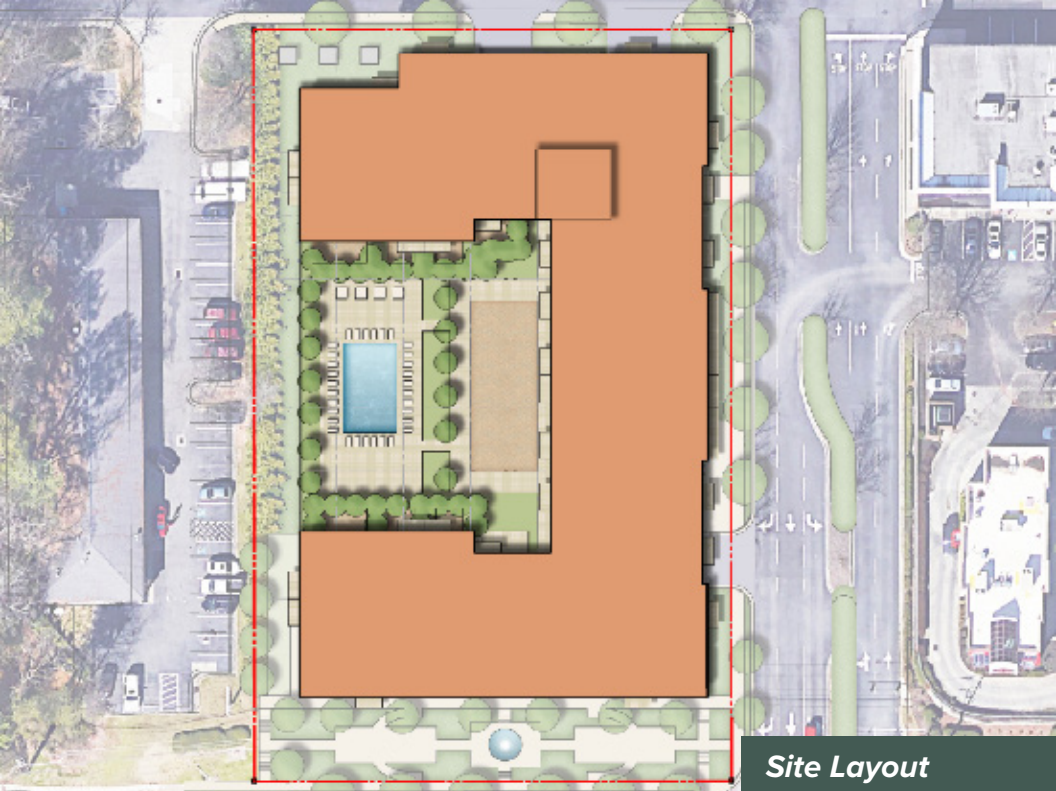
The proposed plans are further explained on the following page.

ENTITLEMENTS SUMMARY

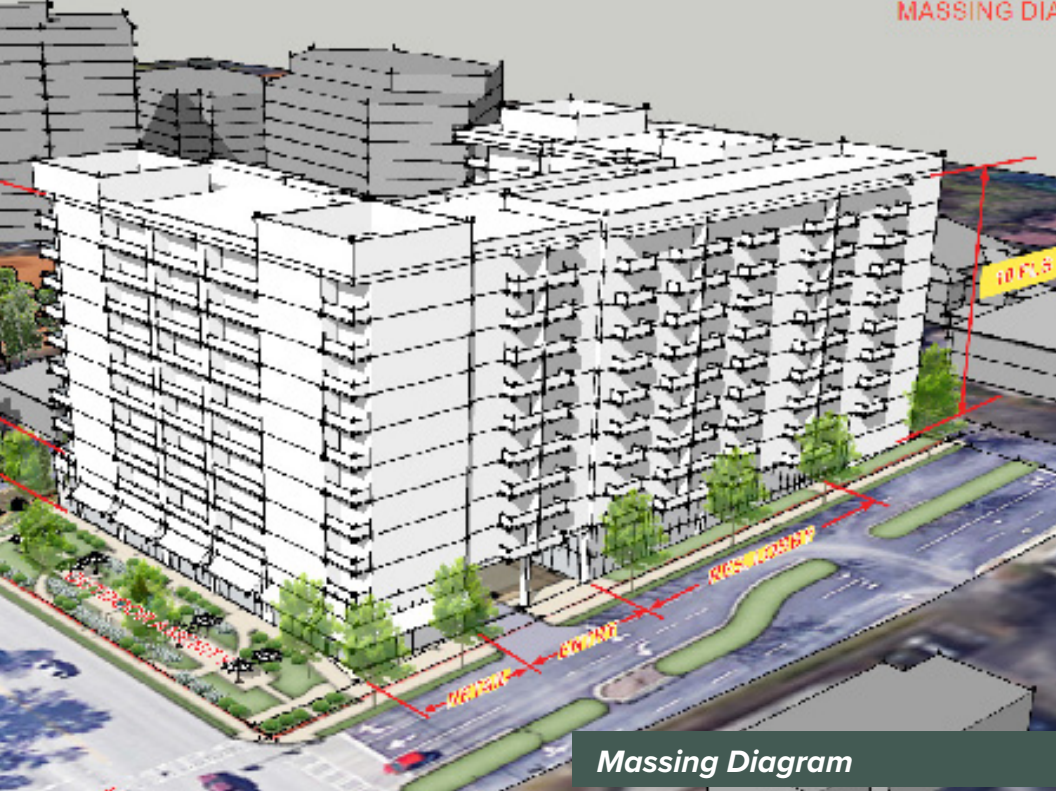
1034 Hammond benefits from a location with PX-10/12 mixed-use zoning. The Perimeter Center districts are intended to provide for an intense office neighborhood, supplemented by a variety of retail, service and commercial uses, as well as multi-family residences.

Bonus Details: PX-10/12 zoning dictates that 2 additional stories can be added if at least 200% of required outdoor amenity space is located at grade with direct access to the street. The current minimum requirement for the site is 3,568 SF of outdoor space. The current plan for the site accommodates 10,691 SF of outdoor amenity space, securing the 2-story bonus.

Site Size	1.64 Acres 71,355 SF
Site Zoning	PX-10/12 (Perimeter Mixed-Use Zoning)
Bulk Limitations	Maximum SF = 727,821 SF No FAR limit
Maximum Height	12 Stories or 151'
Lot Coverage	85% Max



Site Layout



Massing Diagram



Conceptual Rendering

PROPOSED DEVELOPMENT

The most recent plans for 1034 Hammond Avenue were drafted by Smallwood architects after multiple meetings with the Seller. The total bulk of the structure is equal to 585,977 SF and includes 395,246 SF of apartments, 185,551 SF of parking space, and 5,200 SF of retail space. The parking deck is five stories, two of which are underground, and is projected to accommodate around 650 parking spaces. Residential units and amenity spaces will cover 10 floors, bringing the total height of the building to 12 above ground floors and an architectural height of 135 feet. The completed building will have 365 total residential units, which will include 67 studios, 145 1-bedroom units, 142 2-bedroom units, and 11 3-bedroom units. The new development will also include a 1300 SF resort style pool & pool-deck, as well as a rooftop terrace for residents to use.

ATLANTA'S LARGEST OFFICE MARKET (PERIMETER CENTER)

LARGEST ATLANTA OFFICE MARKET WITH BLUE CHIP TENANTS:

- 1  **State Farm™**
(1.2+ Million SF BTS, 3 BLGS)
 - 2  **INSIGHTGLOBAL**
(Twelve24 - 335K SF Class A Office Built Mar 2020)
 - 3  **IBM**
Internet Security Systems
 - 4  **Autotrader**
 - 5  **COX**
 - 6  **INTERCONTINENTAL**
HOTELS & RESORTS
-   **INSPIRE Brands** **First Data** **Newell Rubbermaid**

SUPERIOR ACCESS

- Central Location to Workforce

 **marta** 4 Locations
(as many as Midtown)

- 7 The Dunwoody MARTA Station provides direct access to Buckhead, Midtown, Downtown and Hartsfield-Jackson Airport.

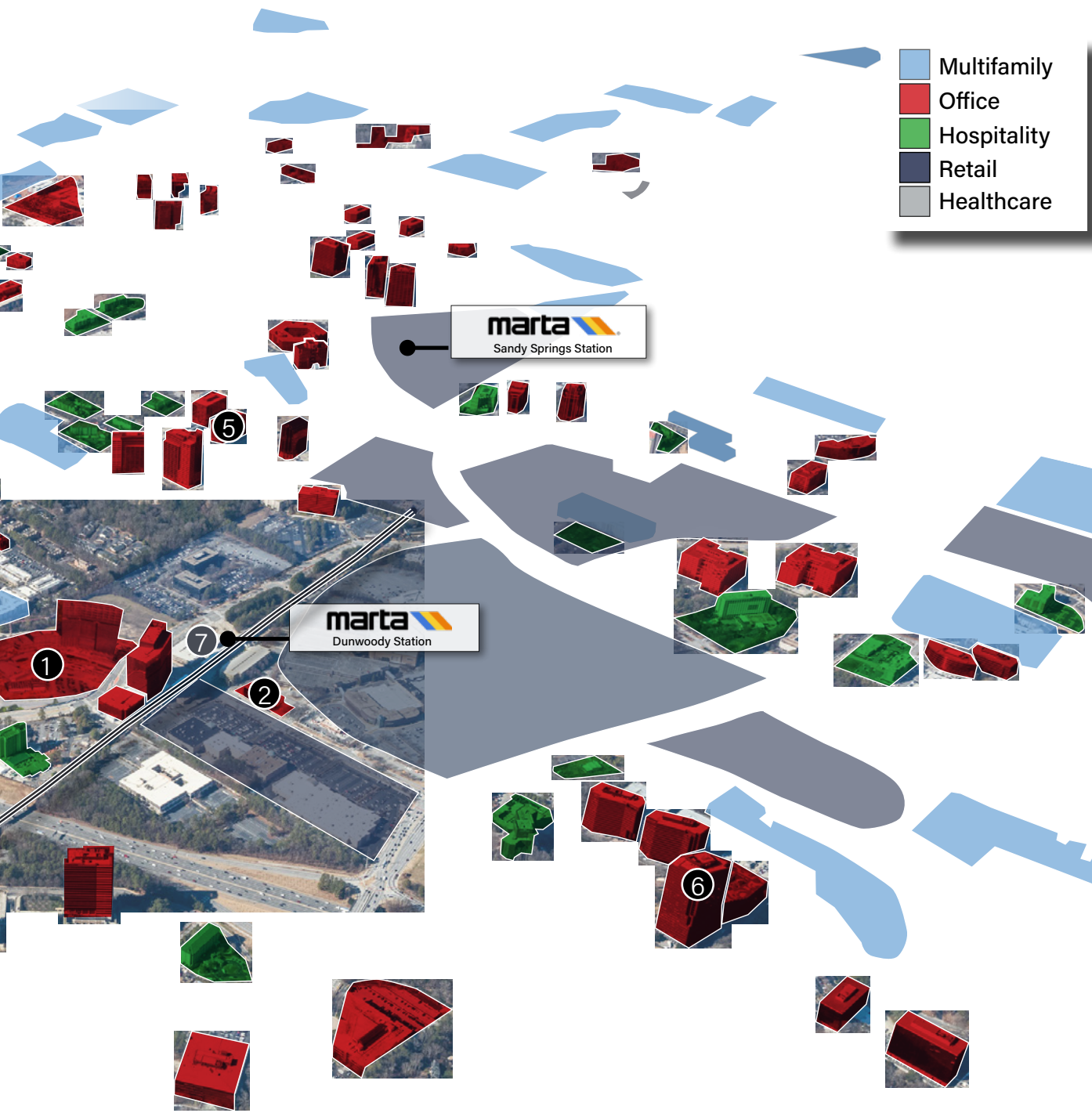
- GA DOT Recent Improvements

8 \$800 Million invested GA-400 & I-285 Interchange Improvements

LARGEST HOSPITAL / HEALTHCARE CONCENTRATION

- 9 **Pill Hill**





- Multifamily
- Office
- Hospitality
- Retail
- Healthcare

LIVE

37,728 UNITS	94% OCCUPANCY RATE
57% CUMULATIVE RENT GROWTH 2010-2020	12.9% RENT GROWTH ANNUALLY (Last 12 months)

WORK

36.7 MILLION SF	86 CLASS A OFFICE BUILDINGS
2.4 MILLION SF LEASED IN LAST 12 MONTHS	15% RENT GROWTH (Since 2017)

STAY



PLAY

11.6 MILLION SF (RETAIL)	95% OCCUPANCY RATE (RETAIL)
45+ RETAIL & ENTERTAINMENT OFFERINGS	100+ DINING OPTIONS

1034 HAMMOND: LIVE, WORK, PLAY DESTINATION

The rapid and sprawling growth of Atlanta over the last few decades has led to an increasing need for places where people can live, work and play. The financial success of recent developments, such as Avalon in Alpharetta, Georgia, has proven that there is a strong market demand for mixed-use centers that can provide housing, office, retail, and entertainment opportunities all in one convenient, centralized location. 1034 Hammond's proximity to High Street Atlanta will only help to bolster the walkable amenities in the area.

These mixed-use centers are filling a void within growing communities by taking on the importance of a traditional town square. They provide all the modern amenities a city dweller desires, while also helping to establish an authentic community-feel and identity.

The Dunwoody market boasts demographics superior to the Atlanta MSA in several notable areas. Average household income within 3 miles of High Street is \$147,000, roughly 57% higher than the Atlanta MSA's \$93,820. The number of residents with a bachelor's degree or higher is an astounding 72%, compared to 38% in the MSA as a whole. Additionally, average home value within a 3 mile radius is \$582,000, almost 2x the average value in the MSA of \$294,639.

While the Dunwoody market has grown rapidly in population and affluence in recent years, it is still lacking a premier, mixed-use destination. GID's High Street development will transform the Dunwoody market—and Atlanta—by bringing the highest quality placemaking to the market.

#1

MOVING DESTINATION IN THE NATION FOR 8 CONSECUTIVE YEARS

#2

METRO AREA FOR ECONOMIC GROWTH AND POTENTIAL

42%

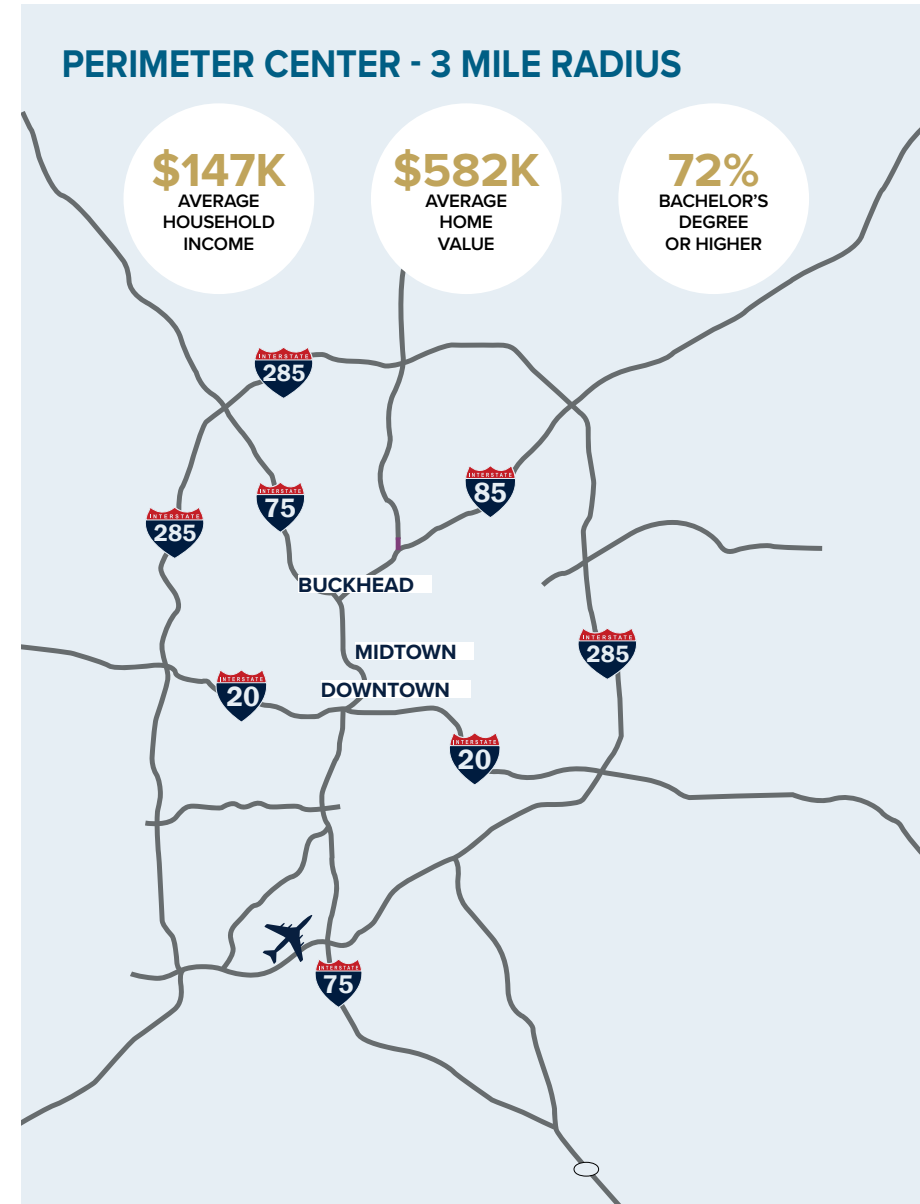
PREDICTED POPULATION GROWTH BETWEEN 2015 AND 2040

650K

JOBS ADDED SINCE 2010

5

FORTUNE 50 CORPORATE RELOCATIONS IN THE PAST 7 YEARS



STRONG FUNDAMENTALS IN CENTRAL PERIMETER

MULTIFAMILY

6.2%

VACANCY RATE

12.9%

12 MONTH
ASKING RENT GROWTH

31.6%

ASKING RENT GROWTH
2015-2020

OFFICE

11.4%

12 MONTH
MARKET SALE PRICE GROWTH

1.5%

12 MONTH
MARKET RENT GROWTH

36.7mm

INVENTORY SF

RETAIL

5.0%

VACANCY RATE

4.3%

12 MONTH
ASKING RENT GROWTH

1.0%

12 MONTH
DECREASE IN VACANCY RATE

CENTRAL PERIMETER: CORPORATE AMERICA'S FAVORITE ADDRESS



161,000 JOBS

36.7M SF OFFICE

3 NATIONALLY ACCLAIMED HOSPITALS

7,300+ NEW JOBS ANNOUNCED

1.4M SF OFFICE U/C

4 MARTA RAIL TRANSIT STATIONS

Perimeter Center has established itself as one of corporate America's favorite addresses. Sandy Springs has more Fortune 500 companies per capita than any other city in the country. The submarket's influence continues to flourish with the recent arrival of shipping giant Hapag-Lloyd and technology giant Carvana. These companies combined with groundbreaking development projects like Campus 244 and High Street will lead to the creation of 7,300 new jobs in the Central Perimeter market over the next several years.

The region's appeal is driven by a variety of factors, including connectivity allowed by GA-400 and I-285, as well as being the only suburban market in Atlanta that has four mass transit stations. Three world class hospitals also call Central Perimeter home. Perimeter's "pill hill" medical facilities entail over 40% of the metro area's hospital beds, 20,000 jobs, and are consistently ranked the top in the nation.

PROMINENT CENTRAL PERIMETER HEADQUARTERS

- *UPS (Fortune 50)*
- *Cox Enterprises*
- *Westrock (Fortune 500)*
- *Newell Brands (Fortune 500)*
- *First Data Corporation (Fortune 1000)*
- *Mercedes Benz North American HQ*
- *Veritiv (Fortune 1000)*
- *State Farm Southeast Regional HQ*
- *AirWatch*
- *Global Payments (Fortune 1000)*
- *Intercontinental Hotels Group (Fortune 500)*
- *BMC Stock Holdings (Fortune 1000)*
- *Beazer Homes USA (Fortune 1000)*
- *Dell SecureWorks, Inc.*





NEW DEVELOPMENT UNDERWAY AND PROPOSED:

1. High Street Atlanta Project: A \$2 billion, mixed-use, cosmopolitan city center that will bring Central Perimeter together. The project will include office, retail, residential, and community space. Phase 1 will create 150,000 sf of retail space, 90,000 sf of office space, 598 apartments, and a $\frac{3}{4}$ acre central park. In addition, 222,000 sf of office space will be renovated.

2. Campus 244: A mixed-use destination will emerge next to I-285 and the Dunwoody MARTA station on the site of the former Gold Kist headquarters. The project includes plans for 380,000 sf of Class A office space, a 150-room hotel tower, and 25,000 sf of food & beverage operation space.

3. 246 Perimeter Parkway: \$187 million project spearheaded by Trammell Crow Company, the nation's largest developer. The project is a 22-story office building with retail and restaurant space at ground level. The project will have enough space to accommodate 1,250 new jobs.

OFFICE ACTIVITY / NEW JOB ANNOUNCEMENTS:

1. Carvana: This technology giant has announced that it will lease 550,000 sf in the new State Farm Headquarters complex, and will move or hire a total of 3,500 employees to Central Perimeter.

2. Hapag - Lloyd: The international shipping company has announced that it will move its headquarters from New Jersey to the Perimeter. The company will lease 127,000 sf and move 750 employees to the new location.

3. Deluxe Corp: Fintech and transaction service Deluxe Corp opened their technology hub in September 2021, which created 700 new jobs inside the Perimeter.

NEW DEVELOPMENT DRIVING SIGNIFICANT PERIMETER GROWTH



\$1BILLION+ STATE FARM SOUTHEAST REGIONAL HQ

Site: 17 Acres

Broke Ground: 2015

1st Phase Completed: 2017 - 600,000 SF Office

2nd Phase Completed: 2019 - 670,000 SF Office

3rd Phase Completed: 2020 - 440,000 SF Office

Development: Three 20-story buildings totaling 1.7M SF of office space, plus 100,000 SF retail, restaurant and entertainment space, a 175-room hotel, and ample greenspace

Impact: Housing 8,000 total employees, including 1,500 new, the headquarters will increase submarket walkability and connectivity to adjacent Dunwoody MARTA rail transit station

8,000
Jobs





HIGH STREET ATLANTA

Site: 36 Acres

Developer: GID

Delivering: 2023

Development: 1M+ SF mixed-use development that will feature 400,000 SF office, 400,000 SF retail, 400 hotel rooms, 1,500 apartments and 1,500 condos.

Impact: High Street Atlanta will substantially increase the walkability and lifestyle amenity offering of 1034 Hammond. Located just 0.4 miles from the Subject Property, the development becomes an elite and luxurious off-site amenity for 1034 Hammond residents.

TWELVE 24

Site: 3.94 Acres

Developer: Trammell Crow

Delivered: 2020

Development: Class A, 16-story, 334,000 SF office tower with 11,000 SF of ground floor retail space.

Impact: The transit-oriented development, connect to the Dunwoody MARTA station, will enhance walkability with new retail and restaurants, and add nearly 1,100 office workers to the CBD, enhancing the 1034 Hammond attractiveness for residents due to its incredible proximity.

Anchor
Tenant:
Insight Global
175,000 SF
800 Jobs



ATLANTA'S NATIONALLY ACCLAIMED HOSPITALS

“Pill Hill,” less than one mile from 1034 Hammond, is made up of three of the most highly-rated medical facilities in the nation. The area garners the largest concentration of medical office space in the Southeast, with 20,000 jobs and a \$3 Billion annual economic impact. This high concentration of medical titans further enhances the submarket’s ability to attract highly-skilled jobs, corporate headquarters, and affluent residential neighborhoods.



CHILDREN'S HEALTHCARE OF ATLANTA

A 234-bed facility that treats a range of childhood ailments from neonatal surgery to respiratory care.

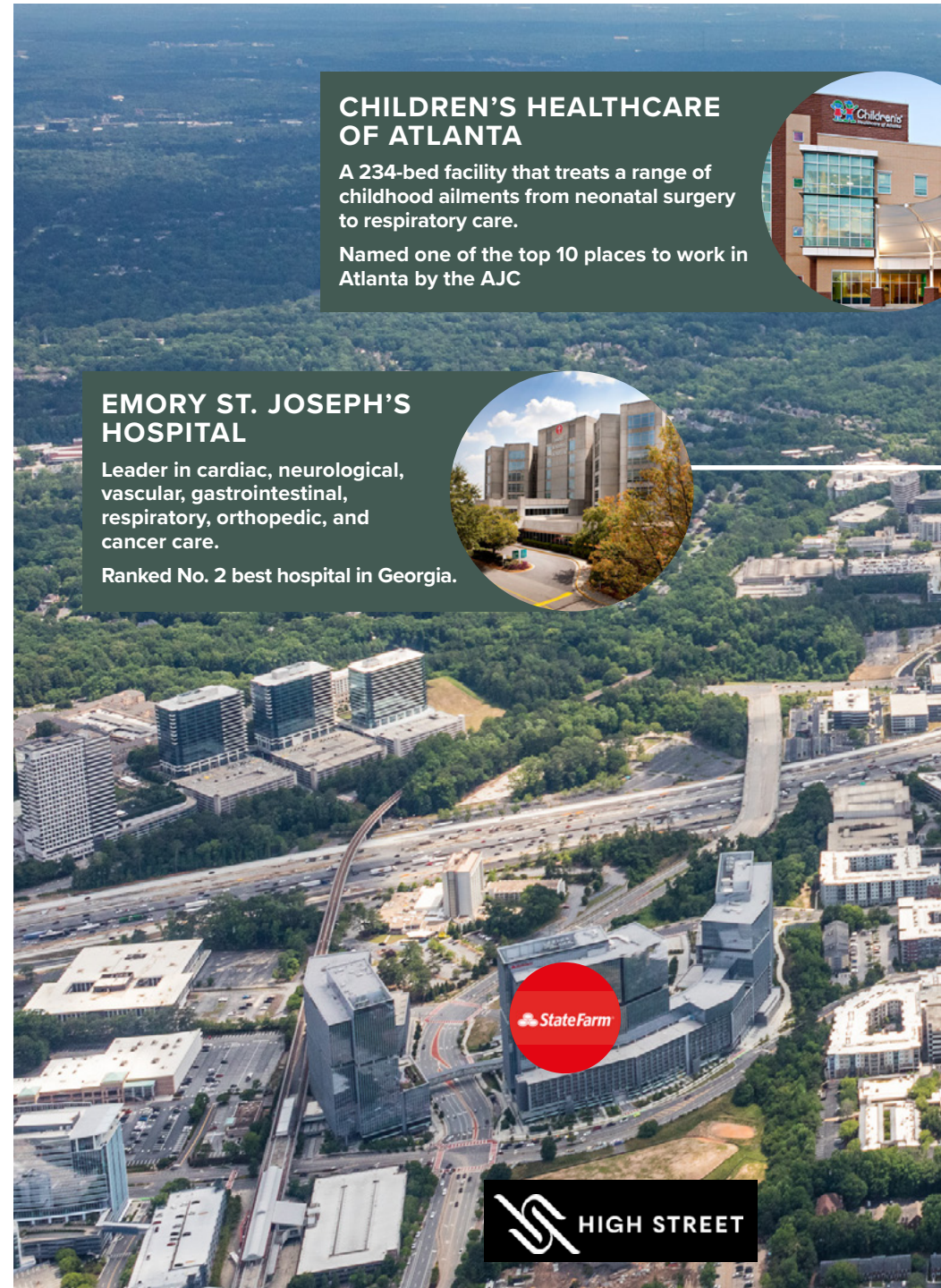
Named one of the top 10 places to work in Atlanta by the AJC



EMORY ST. JOSEPH'S HOSPITAL

Leader in cardiac, neurological, vascular, gastrointestinal, respiratory, orthopedic, and cancer care.

Ranked No. 2 best hospital in Georgia.



MIDTOWN
BUCKHEAD



NORTHSIDE HOSPITAL

With 537 beds, Northside is a full service, acute care facility with over 1,800 physicians.

Recently named the no. 1 employer in Georgia by Forbes.

Delivers more babies than any other hospital in the United States.

PILL HILL REPRESENTS THE HIGHEST CONCENTRATION OF MEDICAL SPACE IN THE SOUTHEAST



1034 HAMMOND

5 OF THE 6 FASTEST GROWING INDUSTRIES
IN THE US ARE RELATED TO HEALTHCARE
SOURCE: BUREAU OF LABOR STATISTICS

HIGH-INCOME RESIDENT PROFILE PAIRED WITH LEADING AREA DEMOGRAPHICS

1034 Hammond is strategically situated in the center of an elite and luxury demographic base, hemmed in by high-income residential neighborhoods of Sandy Springs, Dunwoody, and Brookhaven. The submarket garners the most high-income jobs of the MSA, and 83% of residents are college educated.

Given that Sandy Springs' average household income exceeds \$140,000 today, and its anticipated to increase significantly in the next five years, residents can not only afford today's rents, but have ample room to support increased rental pricing in the years to come.



SANDY SPRINGS UPPER ECHELON DEMOGRAPHICS

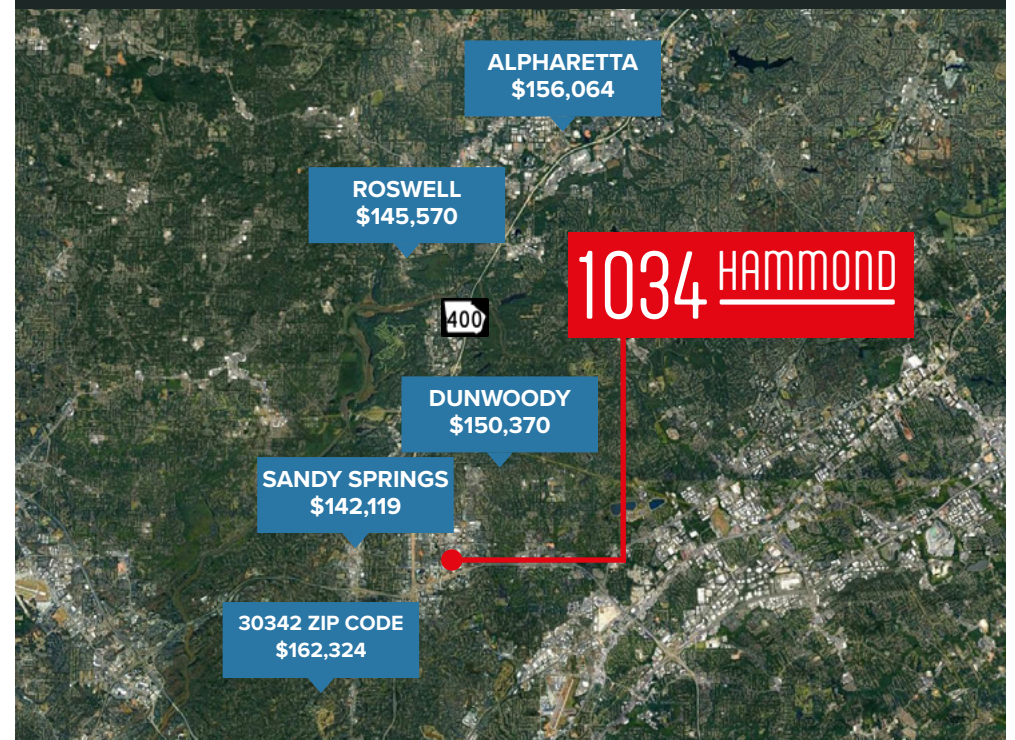
83% COLLEGE EDUCATED

46% OF HOUSEHOLDS EARN OVER **\$100,000**

55% OF HOMES ARE VALUED OVER **\$500,000**

38 AVERAGE AGE

EXTREMELY HIGH HH INCOME IN N. FULTON



RETAIL AMENITIES GALORE

DUNWOODY VILLAGE

Considered the “downtown” of Dunwoody, this Williamsburg inspired shopping and social destination features 120,000 square feet anchored by Fresh Market, Walgreens, and the popular Dunwoody Prep, a private preschool.

PERIMETER POINTE

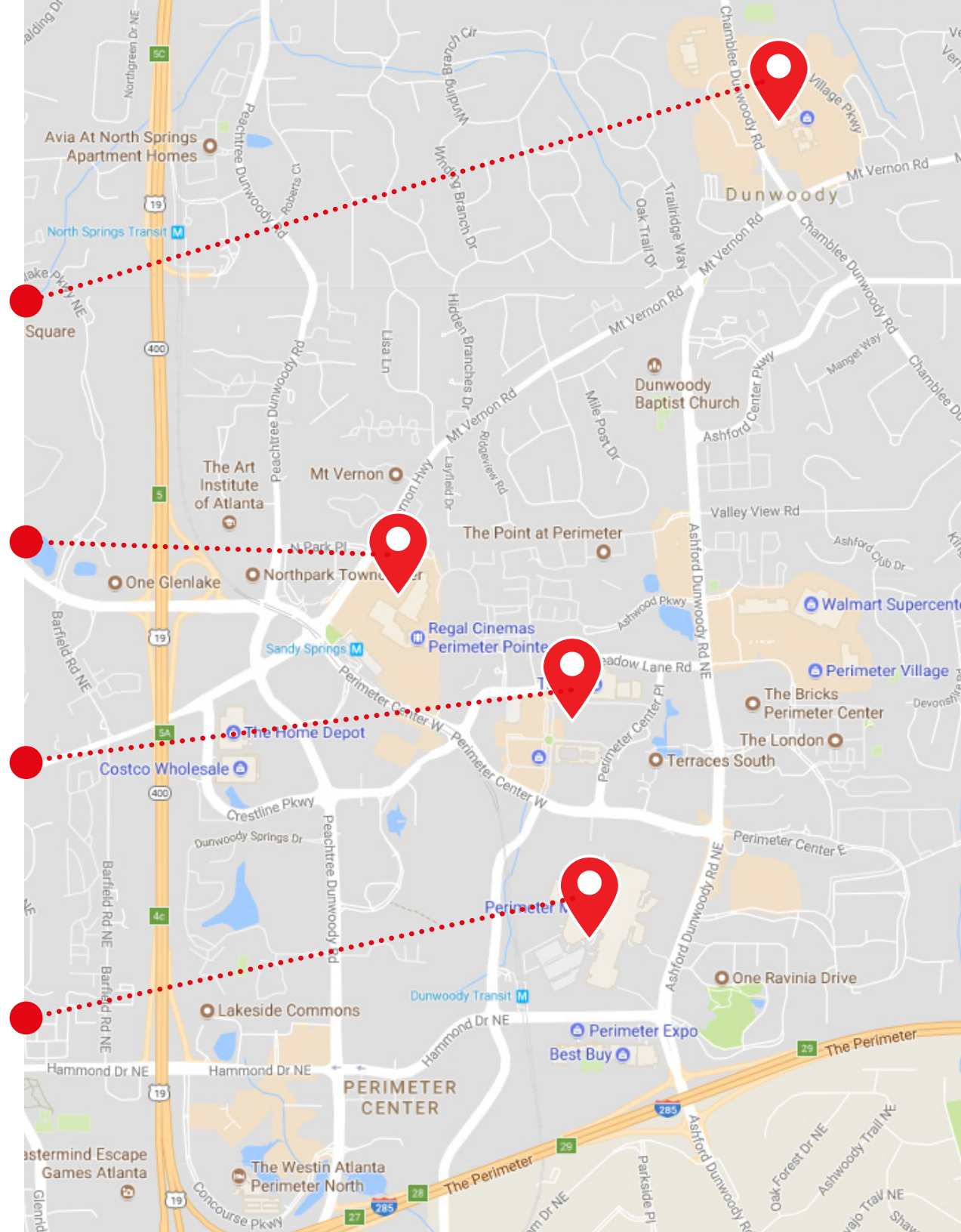
A 338,455 square foot shopping center located at the intersection of Mount Vernon Hwy and Perimeter Center West, just northwest of Perimeter Mall. Major tenants include Chick-fil-A, Michaels, Office Depot, Dick’s Sporting Goods, Stein Mart, LA Fitness, and Regal Cinemas.

PERIMETER PLACE

A multi-anchored mixed-use development located on Perimeter Center West that features 51 shops totaling 452,000 square feet of retail space. Tenants include SuperTarget, Loehmann’s, Ross Dress for Less, Office Max, La Z Boy and a number of restaurant and dining options.

PERIMETER MALL

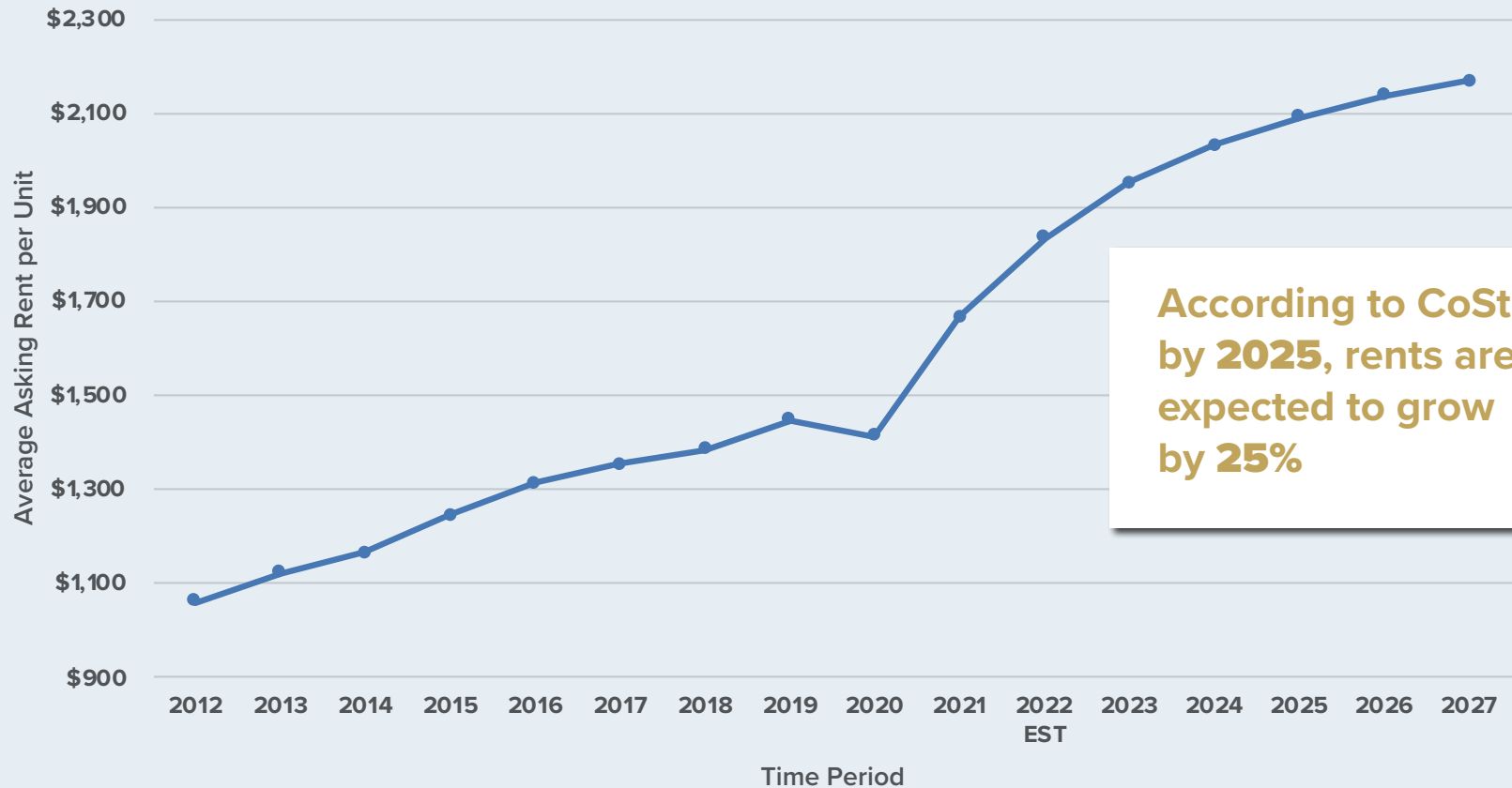
Owned and operated by Simon Property Group, Perimeter Mall is a 1.5 million square foot, super-regional shopping mall. It has been renovated multiple times over the years and features 200 stores and four anchors (Dillard’s, Macy’s, Nordstrom and Von Maur). Perimeter Mall is the second largest mall in Georgia. Additionally, Perimeter Mall is home to the area’s top dining destinations including Tin Lizzy’s Cantina, The Pub at Perimeter, Goldfish, Maggiano’s and Sage, among others.



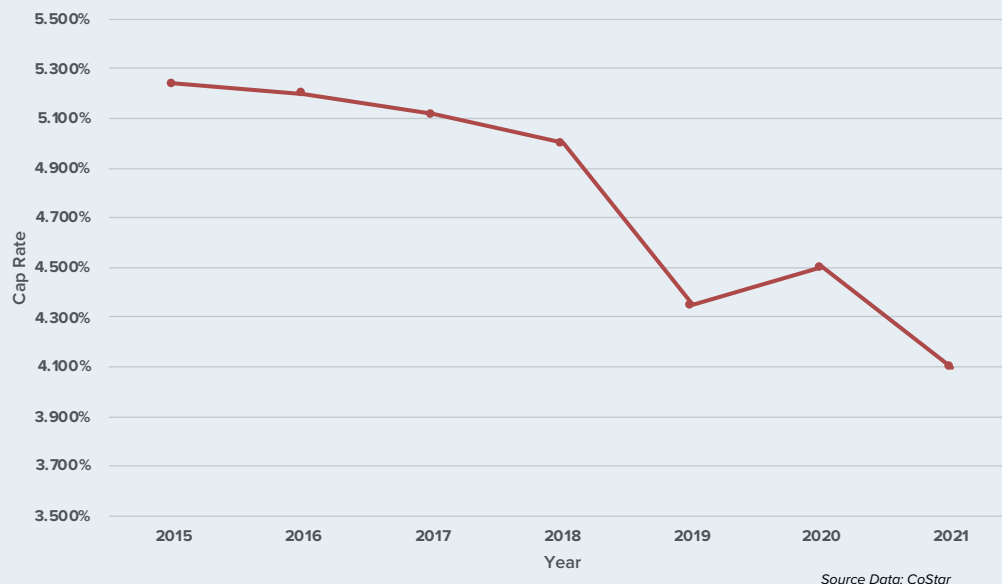
POSITIVE MULTI-FAMILY TRENDS IN CENTRAL PERIMETER

The Central Perimeter multifamily submarket is more robust than ever. Despite the hiccups caused by the pandemic, it's clear that Central Perimeter remains a destination for renters around the Atlanta Metropolitan area. Over the course of the past 6 years, CAP rates have fallen by 1.2 percentage points, which is reflected by the overall rent growth. Since 2012, Rent has grown by more than 50% for all multifamily properties. Once the holding period is over, developers and investors can expect to get high prices for their units. Since 2012, Multifamily properties have appreciated by approximately \$150,000, which is an astonishing 125% increase over a 10-year period. Investing in Multifamily property at Central Perimeter is safer now more than ever due to the tremendous rent and value growth in the Central Perimeter submarket.

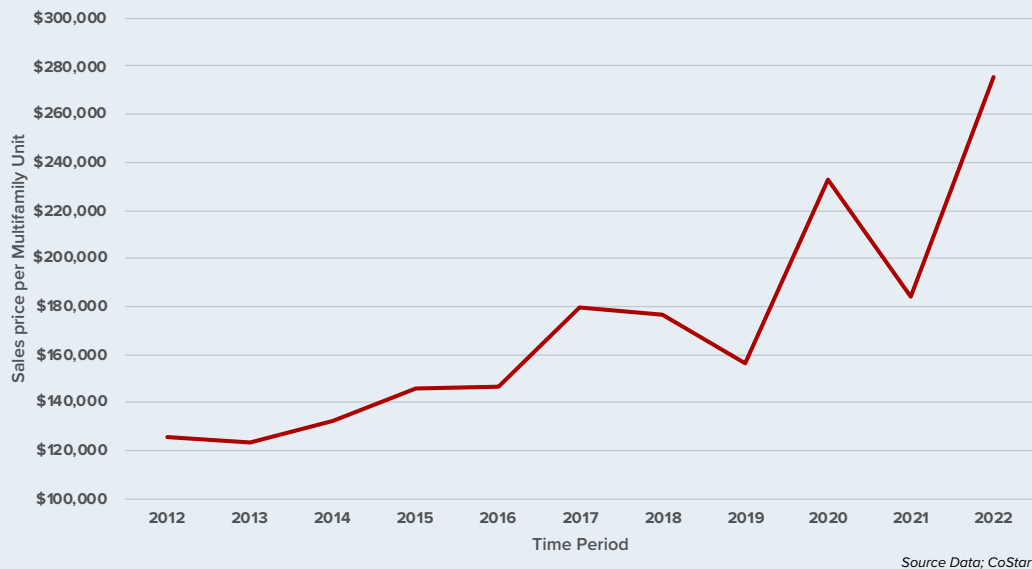
Multifamily Rent Growth in Central Perimeter 2012 - 2021



Capitalization Rate for Class A Multifamily Properties, Central Perimeter
2015-2021



Sales Price Per Multifamily Unit - Central Perimeter 2012-2022



Sale price for multi-family units have increased **49.25%** over the past year

TRANSIT-ORIENTED DEVELOPMENT

1034 Hammond is situated just half a mile to the Dunwoody MARTA station, providing easy access Atlanta's other prime neighborhoods and employment centers via direct access to Buckhead, Midtown, Downtown and Hartsfield-Jackson Airport. In addition, there are 3 additional MARTA stations within 2.5 miles of 1034 Hammond (Medical Center, Sandy Springs and North Springs).

Atlanta's MARTA provides transportation to residents of Metro Atlanta through a network of Heavy Rail Transit, Light Rail Transit and multiple bus services. MARTA was formed in 1971 as a bus system and now has an average ridership on bus and rail of over 500,000 passengers on a daily basis. MARTA operates a network of bus routes linked to rapid transit systems consisting of 48 miles of rail track with 38 train stations and is the ninth largest rapid transit system in the United State by ridership.

Developments that are close to MARTA train stations have captured rent premiums for apartments and offices relative to comparable properties that are further away. Employees and employers want to be close to mass transit and are willing to pay more to do so. According to a study by Cushman & Wakefield, office and apartment rents near the metro areas' 19 MARTA stops studied were higher than the surrounding submarket. The largest rent premium was in the Perimeter Center areas around 1034 Hammond where office average rent per square foot was 14.5% higher in the MARTA market and multifamily rent per unit was 20% higher. With traffic only increasing and employees, employers and residents as whole looking for other transportation options, Atlanta offers a mass transit system that has become more and more sought after.

RENT PREMIUMS IN THE PERIMETER CENTER MARTA MARKET

14.5%

HIGHER OFFICE MARKET RENT PSF

20.0%

HIGHER MULTIFAMILY RENT PER UNIT

MARTA

BY THE NUMBERS

500K BUS AND RAIL

PASSENGERS PER DAY

3 MARTA STATIONS

WITHIN 2.5 MILES OF HIGH STREET

3.4K DUNWOODY MARTA STATION

RIDERS PER DAY

40 MINUTES

FROM HARTSFIELD-JACKSON INTERNATIONAL AIRPORT

marta
Sandy Springs Station

Costco

400

Cox World
Headquarters

Peachtree Dunwoody Dr

Perimeter Mall

marta
Dunwoody Station

Ashford Dunwoody Dr

State Farm
Regional
Headquarters

Hammond Drive

The King & Queen

1034 HAMMOND

INTERSTATE
285

Perimeter Center Pkwy



marta
Medical Center Station

A \$1 billion expansion of the 400 / 285 interchange will significantly increase capacity and reduce congestion starting in 2021.

CENTRAL PERIMETER INFRASTRUCTURE IMPROVEMENTS

1034 Hammond enjoys several points of ingress and egress, allowing future residents quick access to major thoroughfares even during peak hours.

The Dunwoody and Medical Center MARTA stations are located 0.5 miles east of the Property, which provides a dedicated shuttle to and from the Dunwoody MARTA station.

Given the Central Perimeter's rapid growth as the premier corporate destination in Atlanta, significant improvements to infrastructure have been implemented to improve traffic flow and access. Highlights include:

- “Diverging Diamond” at I-285 and Ashford Dunwoody Road (Completed in 2012) – Traffic flow at this major interchange has been improved by 40%.
- “Half Diamond” Interchange at GA 400 & Hammond Drive (Completed in 2011) – This improvement has provided direct connectivity to Concourse by creating a new northbound entrance ramp from Hammond Drive onto GA 400 and a southbound off ramp from GA 400 to Hammond Drive.
- Perimeter Center Parkway “Flyover” Bridge (Completed 2007) – An additional connection via a flyover bridge spanning I-285 connected the southern and northern portions of Central Perimeter.
- I-285 and GA-400 Interchange Project (Under Construction) – The state has granted The Georgia Department of Transportation \$800 million for improvements to the interchange including new flyover ramps, collector-distributor lanes and other methods to ease east-west travel along I-285 and north-south travel along GA-400.



Source: dot.ga.gov



SANDY SPRINGS

Average Home Value:
\$665,315
Average HH Income:
\$142,119

ROSWELL

Average Home Value:
\$473,577
Average HH Income:
\$145,570

DUNWOODY

Average Home Value:
\$496,182
Average HH Income:
\$150,377

Impressive Demographics

The Central Perimeter primarily consists of the affluent cities of Sandy Springs and Dunwoody. Within a three mile radius of the property, the average household income is \$147,000. Since 2010, the population within the same radius has grown by 19.9% to almost 107,764 residents and as is expected to grow by another 7.3% over the next five years.

ATLANTA MSA

The Atlanta metro area consists of an estimated 6.1 million people and encompasses a 29 county region that spans across Northwest Georgia and borders Alabama. Atlanta is now the 9th largest MSA in the U.S. and has been one of the fastest growing markets in the country over the past two decades. The region is poised for strong continued growth behind a diversified economy based around the Bioscience, Financial Services, Technology, Marketing and Telecommunications, and Supply Chain and Transportation industries. Atlanta continues to add residents who are attracted to the numerous amenities and relatively low cost of living the region offers. The Atlanta MSA has grown by over 37% since 2000, and is projected to reach 8.6 million by 2050.

#1
TOP STATE FOR
DOING BUSINESS

NINTH
LARGEST MSA
IN THE U.S.

37%
CUMULATIVE MSA
POPULATION GROWTH
SINCE 2000

**Hartsfield-Jackson
Atlanta International
Airport**
IS THE BUSIEST AIRPORT
IN THE WORLD

Dynamic Southeast Location
ALONG THE HIGH-GROWTH
I-85 MEGA CORRIDOR –
THE INDUSTRIAL BACKBONE
OF THE SOUTHEAST

#1
MOVING DESTINATION
IN THE NATION
PENSKE TRUCK RENTALS

6.1m+
PEOPLE IN THE
ATLANTA MSA

#4
METRO AREA FOR
CORPORATE HEADQUARTERS
*CITY FOR REAL ESTATE
CONDITIONS*

#3
FASTEST-GROWING
METRO AREA IN U.S.
U.S. CENSUS BUREAU

HOME TO THE HEADQUARTERS OF

16 FORTUNE 500 Companies +
30 FORTUNE 1000 Companies



EMPLOYMENT & POPULATION GROWTH

POPULATION GROWTH

Atlanta is the ninth-largest metro area in the country with an estimated population of 6.1 million residents.

The metro Atlanta population has grown by more than a million residents for each of the past two decades, nearly doubling in size since 1990.

Since 2010, metro Atlanta's population has grown at an average pace of 85,000 new residents per year.

Over the next five years, Atlanta's population is projected to increase by 7% which is more than double the national population growth rate (Atlanta Regional Commission).



**ATLANTA - SANDY SPRINGS-
MARIETTA**

12.3% cumulative growth
2.5% Avg Annual GROWTH RATE
2 times the national avg growth rate
(for 5 years)



EMPLOYMENT GROWTH

Atlanta's economy has experienced tremendous job growth. The Atlanta region is home to one of the nation's most dynamic metropolitan economies. Benefiting from a diverse industry base, Atlanta is home to 30 Fortune 1000 companies' headquarters and 199 of the nation's fastest growth private companies (Inc. 5000).

Atlanta has been a top destination for major corporations, but in recent months, the City has experienced an influx of companies either relocating to Atlanta or expanding their footprints throughout the City. Recent additions include: Microsoft, BlackRock, Google, Deluxe, Anthem, Facebook, Toyota, Zillow, Papa John's, Air BNB, ServiceMaster, and Mercedes-Benz.

The education and health services sector have also fared well and will contribute significantly to economic expansion over the forecast projected by the Bureau of Labor Statistics. Multiple hospitals are constructing new expansion facilities such as

the new \$1 billion Children's Healthcare of Atlanta pediatric Hospital campus on a 70-acre site in North Druid Hills. Piedmont Hospital is adding a \$500 million medical tower to their Buckhead campus that will provide 132 new beds and is delivered in 2020. Although some blue-collar sectors such as construction (especially housing-related) and manufacturing employ fewer workers today than they did before the recession, warehouse and distribution employment has rebounded as a result of Atlanta's emergence as the nation's prominent logistics hub.

ECONOMIC OUTLOOK

Atlanta's robust economic growth is showing no signs of slowing down. Over the next 5 years, Atlanta's gross metro product is projected to increase by 23%, while employment is forecast to increase by over 130,000 jobs.


Atlanta Regional Commission projects an additional 1.2 million jobs to be added by 2050, bringing the region's total to 4.7 million, including self-employed.

CORPORATE RELOCATIONS & EXPANSIONS

Atlanta is a top destination for major corporations, who are attracted to the City's favorable cost of living and business-friendly environment. Recent additions to Atlanta's long list of corporate relocations and expansions include: Microsoft (523,000 SF), BlackRock (132,000 SF), Google (500,000 SF), Deluxe (170,000 SF), Anthem (310,000 SF), Facebook (36,000 SF), Toyota (57,000 SF), Zillow (50,000 SF), Visa (123,000 SF), Papa John's (61,000 SF), Airbnb, ServiceMaster (124 Jobs), and Mercedes-Benz (225,000 SF).



NOTABLE RELOCATIONS 2020-2021



*+ 123,000 SF
Satellite Expansion*

"It's an expansion that comes with a commitment to invest in Atlanta's diverse talent pool."
-Michelle Gethers-Clark (CDO)




*Undisclosed SF
HQ Relocation*

"We look forward to building a hub in Atlanta where talent, diversity, technology and innovation are thriving."
- Corinne Ripoché (President)



*186,000 SF
HQ Relocation/Expansion*

"We're super excited about it. We have people relocating from all over North America and the world."
- Kevin Lavalée (CEO)



*600,000 SF
Satellite Relocation*

40%
of Atlanta Population
with bachelor's degree
or higher



*+ 523,000 SF
Satellite Expansion*

"You don't buy 90 acres if you don't have plans to grow substantially.... It will be one of our important hubs."
-Brad Smith (President)



*61,000 SF
HQ Relocation*

"Atlanta's Airport will allow the company to connect to both domestic and international markets"
- Rob Lynch (President)



*171,000 SF
HQ Relocation*

"Metro Atlanta's reputation as a financial and technology hub drew [our] company to the region."
- Barry McCarthy (CEO)



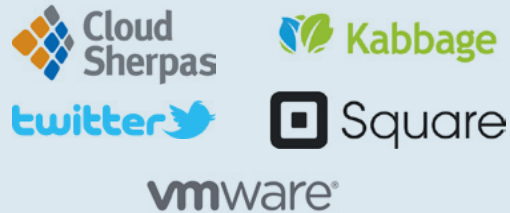
*500,000 SF
Satellite Relocation*

"We are excited to call Atlanta home and we will continue to grow and invest in the City."
- Matt Pritchard (Site Lead)

#1
top moving destination
for residents
ages 25-39

TECHNOLOGY + HEALTHCARE

Atlanta is a hub for technology and healthcare, with over 14,000 tech businesses and 189,000 innovation sector jobs. Technology companies are leveraging graduating talent from surrounding Atlanta universities.



GROWING EDUCATION

- The Hope Scholarship provides undergraduate tuition assistance to any Georgia high school student with a 3.0 minimum GPA
- Atlanta's 28 universities and four-year college degree programs contribute over \$15 billion of economic impact statewide

\$4.80B

EMORY
UNIVERSITY

\$3.05B

GEORGIA
TECH

\$2.71B

UNIVERSITY OF
GEORGIA

\$2.54B

GEORGIA STATE
UNIVERSITY

\$1.41B

KENNESAW STATE
UNIVERSITY

\$1.4B

HISTORICAL BLACK
COLLEGES (HBCUS)



THE NATION'S HEALTH IT CAPITAL

Over 200 Health IT companies in the state of Georgia

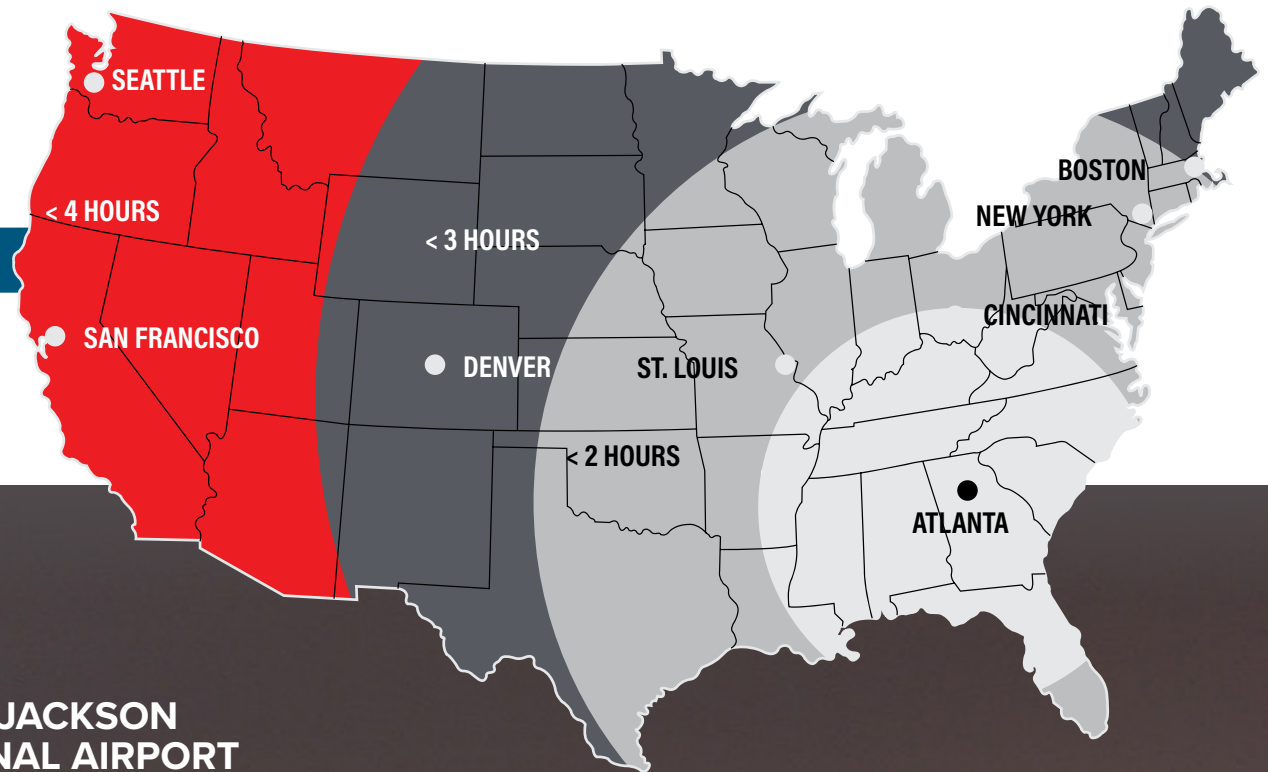
- Atlanta-based McKesson Technology Solutions is the world's fourth largest Health IT company according to Healthcare Informatics' 100 List
- Georgia-based Health IT sector employs over 16,000 people statewide
- The sector's primary businesses are growing at a 40% rate
- 57% of companies in the sector anticipate expanding over the next two years, with 75% expecting to add Georgia-based employees
- Atlanta is home to Centers for Disease Control (CDC) and the nation's largest pediatric hospital

ACCESS TO THE WORLD'S BUSIEST AIRPORT

Multi-National businesses and travelers enjoy the world's most active and accessible international non-stop flight schedules

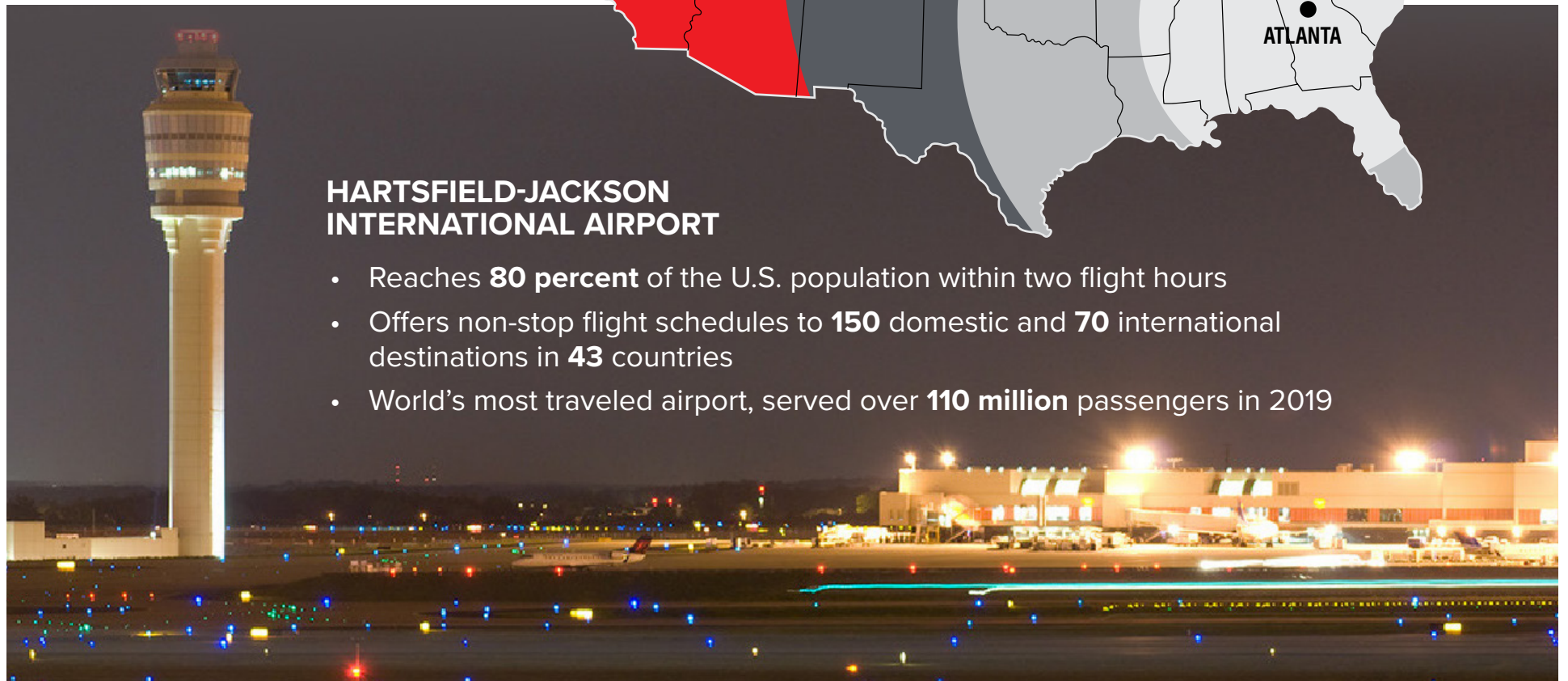
FLIGHT TIMES FROM ATLANTA

Source: Hartsfield-Jackson Atlanta International Airport Map courtesy of Georgia Power Community & Economic Development



HARTSFIELD-JACKSON INTERNATIONAL AIRPORT

- Reaches **80 percent** of the U.S. population within two flight hours
- Offers non-stop flight schedules to **150** domestic and **70** international destinations in **43** countries
- World's most traveled airport, served over **110 million** passengers in 2019



EXCEPTIONAL TRANSPORTATION



HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT

Currently undergoing a \$6+ billion expansion program that features:

 <p>UPGRADED DOMESTIC TERMINAL DESIGN</p>	 <p>FIFTEEN NEW GATES</p>	 <p>A POTENTIAL SIXTH RUNWAY</p>	 <p>EXPANSION OF PARKING GARAGES</p>	 <p>AN 11-STORY FOUR STAR HOTEL</p>
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- Busiest passenger airport in the world since 1998
- Busiest operations airport in the world since 2005
- Passenger terminal measures 6.8 million square feet and has seven concourses with 167 domestic gates and 40 international gates
- Is the largest employment center in Georgia with over 63,000 employees
- Has a direct economic impact of \$34.8 billion annually
- 2,500 daily flights
- Average daily traveler volume is estimated at 275,000 passengers
- Operational hub and global corporate HQ for the world's largest airline - Delta Airlines
- Maintains more than two million square feet of on-airport cargo handling space
- 27,000 jobs created from air cargo
- Top 10 for international inbound flights



MARTA

METROPOLITAN ATLANTA
RAPID TRANSIT AUTHORITY



MARTA serves over 75,000 passengers and averages 430,000 trips per weekday, ranking it as the eighth-largest transit system in the United States. It offers transportation through its 1,100 mile bus routes and four rapid rail lines stretching over 48 miles with 38 train stations. Not only does the rail line connect all of Atlanta's major employment nodes, it has had a \$2.6 billion annual economic impact statewide.


MAJOR RAILWAYS

CSX Transportation,
Norfolk Southern & BNSF



- CSX employs nearly 3,000 people in the state of Georgia with total compensation of more than \$270 million
- Between 80 and 110 trains per day move through Norfolk Southern's Inman Yard and East Point Yard
- Norfolk Southern employs 2,600 in metro Atlanta and just over 5,000 statewide, with a total payroll of approximately \$374 million

NEARBY TALENTED EMPLOYMENT BASE



#2
MOST INNOVATIVE
UNIVERSITY IN THE U.S.

\$2.6B
ECONOMIC
IMPACT

22,000
JOBS
CREATED



\$11.5m
IN SCHOLARSHIPS TO NEARLY
5,000 GA RESIDENTS

#2
BEST UNDERGRADUATE
TEACHING IN THE U.S.

#1
BEST VALUE
LAW SCHOOL

#10
MOST ETHNICALLY DIVERSE
UNIVERSITY IN THE US

252%
INCREASE IN RESEARCH
FUNDING OVER LAST 6 YEARS

\$9.2B
ECONOMIC
IMPACT

\$831m
IN FUNDING AWARDS
IN 2020

14,400
UNDERGRADUATE AND
GRADUATE STUDENTS



#4
FOR THE ECONOMIC
DIVERSITY OF STUDENTS

#5
BEST QUALITY
OF LIFE

#2
BIOMEDICAL ENGINEERING
PROGRAM

#13
BEST VALUE COLLEGE AMONG
200 TOP INSTITUTIONS

#5
INFECTIOUS DISEASES
PROGRAM IN THE US

#5
BEST PUBLIC
UNIVERSITIES IN THE US

#1
COMPUTER SCIENCE
PROGRAM IN THE US

26,800
UNDERGRADUATE AND
GRADUATE STUDENTS ENROLLED


#2
CIVIL ENGINEERING
PROGRAM IN THE US

#4
BEST UNDERGRAD
ENGINEERING

#4
MOST INNOVATIVE
UNIVERSITY IN THE US

#4
BIOMEDICAL
ENGINEERING PROGRAM

#1
INDUSTRIAL
ENGINEERING PROGRAM



MULTI-FAMILY & STUDENT HOUSING MARKET

- Metropolitan Atlanta is poised for significant urban housing demand, as college students and young-professional renters drive demand for walkable and transit-served locations
- Strong employment growth, cost of living and quality of life have been the primary drivers for recent urban residential development, focusing out-of-state developer attention away from gateway markets to the urban core of Atlanta
- Infrastructure investments like bike lanes, public transit expansions, roadway improvements, and improved park spaces are making urban living in Atlanta increasingly more appealing to renters of all ages
- New, private student housing accommodations serving Georgia State and Georgia Tech remain in high demand, even amid the complications of the Covid-19. Combined enrollment exceeds 70,000 and is growing between the 2 universities
- Since the 1996 Olympic Games, \$2.4 billion has been invested in the area immediately adjacent to Centennial Olympic Park, creating Atlanta's most dynamic submarket for cultural, sports, entertainment and associated events
- Despite setbacks from Covid-19, the Downtown submarket is expected to bounce back stronger than ever when normalcy returns to tourism, convention, cultural and sporting event demand



Within the southeast, Atlanta is surrounded by some of the best universities in the country.

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