



PAVILION VILLAGE

CHARLOTTE, NC





PAVILION VILLAGE

JLL, as exclusive advisor, is pleased to present Pavilion Village (the “Property,” the “Community,” or “Pavilion Village”), a 294-unit, 2015-vintage, garden-style multifamily community located in the rapidly expanding Northeast Charlotte / University City submarket. The asset combines suburban convenience with strong regional connectivity, benefitting from proximity to employment anchors such as University Research Park, Atrium Health University City, and multiple major corporate campuses.

Pavilion Village features a well-diversified mix 73% classic and 23% lightly renovated one, two, and three bedroom floorplans, with a blank canvas to experience value-add rent increases. Renovated units interiors have grante countertops, hardwood flooring & updated ceiling fans and cabinet pulls. The community also offers a robust amenity package highlighted by a resort style pool, fitness center, dog park, and ample green space.

As a 2015-delivered asset with strong bones and desirable curb appeal, Pavilion Village provides a compelling value-add opportunity. Investors can unlock rental upside through targeted interior renovations (premium finish packages, technology upgrades, flooring replacements), enhanced amenities, and strategic repositioning to better align the community with the elevated renter expectations seen across newer University City and Northeast Charlotte product.

The Northeast Charlotte submarket continues to rank among the metro’s highest-growth corridors, driven by sustained in-migration, rapidly expanding employment nodes with Vanguard and Eli Lilly both opening large campuses in the immediate area creating over 3,200 jobs, and significant retail and infrastructure investment. Limited new multifamily deliveries within the immediate competitive set—particularly for large-scale garden assets—further supports long-term rent growth and operational durability for Pavilion Village.

Charlotte remains one of the nation’s leading markets for population inflows, job creation, and household formation, while rising for-sale housing costs continue to direct households toward high-quality rental housing. Supported by strong fundamentals, demonstrated leasing velocity, and clear renovation upside, Pavilion Village is optimally positioned to deliver compelling risk-adjusted returns and durable long-term performance.

ADDRESS

131 GRACYN OLIVIA DR
CHARLOTTE, NC 28262

COUNTY

MECKLENBURG COUNTY

TYPE

GARDEN

UNITS

294

VINTAGE

2015

AVG SQ FT

910

AVG LEASE RENTS

\$1,377 | \$1.51 PSF

OCCUPIED | LEASED (%)

94% | 96%



INVESTMENT HIGHLIGHTS

Nº. 1

2015 VINTAGE, INSTITUTIONALLY OWNED ASSET WITH UNTAPPED POTENTIAL

Nº. 2

UNIT MIX PERFECTLY SITUATED FOR FULL-SCOPE RENOVATIONS (73% CLASSIC UNITS)

Nº. 3

INTERIORS PRIMED FOR A COMPREHENSIVE RENOVATION PROGRAM

Nº. 4

RECENT SUBMARKET STABILIZATION PROVIDES ROOM TO RUN ON RENTS

Nº. 5

POST RENOVATION RENTAL HEADROOM TO NEARBY NEW CONSTRUCTION

Nº. 6

BOUNDLESS RENTAL UPSIDE AS HOMEOWNERSHIP COSTS RISE

Nº. 7

CONNECTIVITY TO MAJOR EMPLOYMENT HUBS

Nº. 8

UNRIVALED PEDESTRIAN ACCESS TO ENTERTAINMENT AND AMENITIES

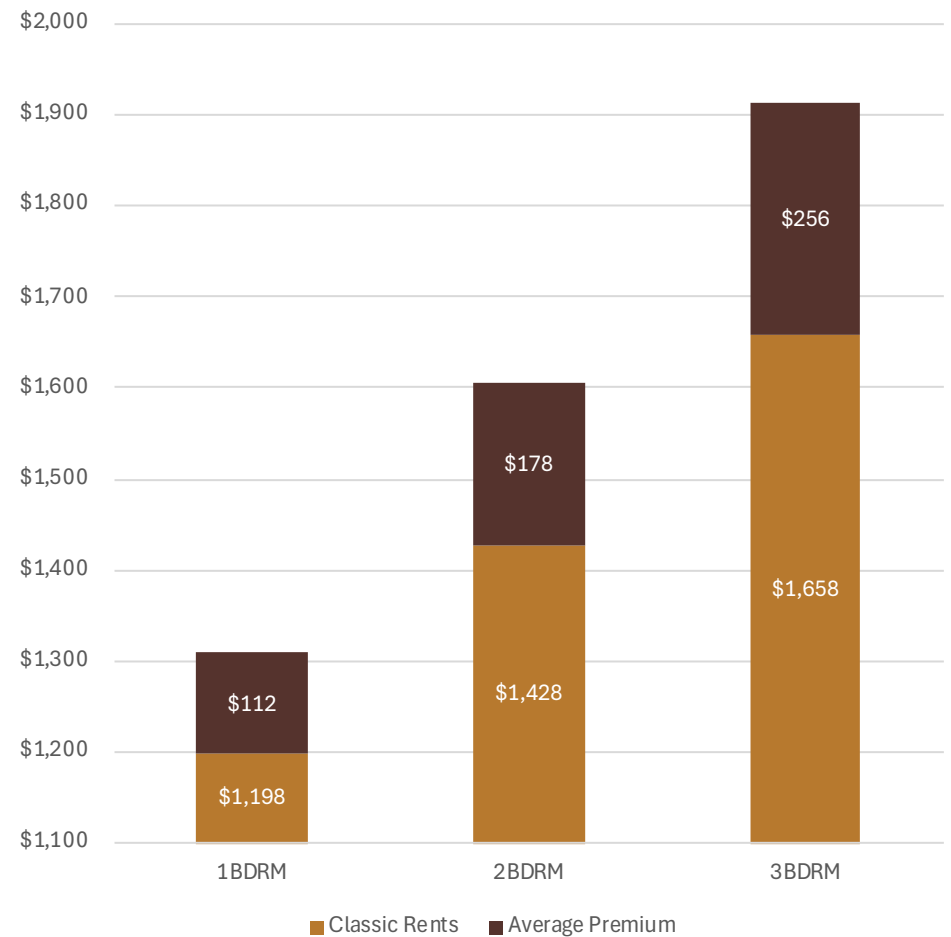
2015 VINTAGE, INSTITUTIONALLY OWNED ASSET WITH UNTAPPED POTENTIAL - DRIVING THE BOTTOM-LINE NOI

Pavilion Village has been institutionally owned and professionally managed for over a decade. The community consists of 294 units set on 26 beautifully landscaped acres. Residents enjoy a comprehensive amenity package, including a resort-style swimming pool with sundeck, clubhouse, fitness center, business center, and a dog park. Since acquiring the asset in 2019, ownership has spent ~\$2,300 per unit in capital expenditures, while also expanding the clubhouse, improving fitness center equipment, adding an outdoor kitchen, and adding new poolside furniture to enhance the overall resident experience. There is ample value-add upside in unit upgrades and community upgrades to match new construction finishes and amenities. Installing granite countertops, LVP flooring, new cabinetry, updated lighting, technology packages and more into the classic unit will see a \$160+ rent pop with a 20%+ return on cost.



		1X1	2X2	3X2	TOTAL/AVG
Classic	Units	95	102	19	216
	% Total	32%	35%	6%	73%
	Achieved Rent	\$1,184	\$1,426	\$1,658	\$1,340
Previously Renovated (R)	Units	27	40	11	78
	% Total	9%	14%	4%	27%
	Achieved Rent	\$1,242	\$1,508	\$1,832	\$1,462
	Achieved Premium Over Classic	\$58	\$82	\$174	\$105
Proposed JLL Renovations	Units	95	102	19	216
	% Total	32%	35%	6%	73%
	Achieved Rent	\$1,307	\$1,603	\$1,908	\$1,500
	Achieved Premium Over Classic	\$123	\$177	\$250	\$160

PREMIUM RENOVATION RENT BUMPS



VALUE CREATION

\$419,904

ADDITIONAL NOI POST RENOVATION

→

\$7,850,769

INCREASED VALUE ASSUMING A 5.0% CAP RATE

UNIT MIX PERFECTLY SITUATED FOR FULL-SCOPE RENOVATIONS

CLASSIC



73% CLASSIC UNITS

- Formica Countertops
- Dark Brown Cabinetry in Kitchen and Bathroom
- Carpets in Living Areas and Bedrooms
- Dated Appliances
- Tile in Kitchens and Bathrooms

RENOVATED



27% LIGHTLY RENOVATED UNITS

- Granite Countertops in Kitchen, Bathrooms
- Updated Cabinet Pulls
- LVP Flooring in Kitchen and Bathroom
- Ceiling Fans in Kitchen and Bedrooms

RENOVATION POTENTIAL



PROPOSED JLL RENOVATIONS

- General Building Cap Ex:
- WFH Spaces
- Updated Fitness Center
- New Cabanas around Pool
- Granite Countertops in Kitchens and Bathrooms
- Pendant Lighting over Bar
- Under Cabinet Lighting
- Hardwood Flooring Throughout Unit
- Updated Cabinetry (Slow Close)
- Ceiling Fans in Each Living Room and Bedroom

RENOVATION SCOPE DETAIL

INTERIORS PRIMED FOR A COMPREHENSIVE RENOVATION PROGRAM



- 1** GENERAL BUILDING CAP EX
- 2** GRANITE COUNTERTOPS
- 3** KITCHEN LIGHTING PACKAGE
- 4** NEW LVP FLOORING
- 5** MODERN CABINETS
- 6** CEILING FANS



\$160+ POTENTIAL RENT PREMIUM PER UNIT

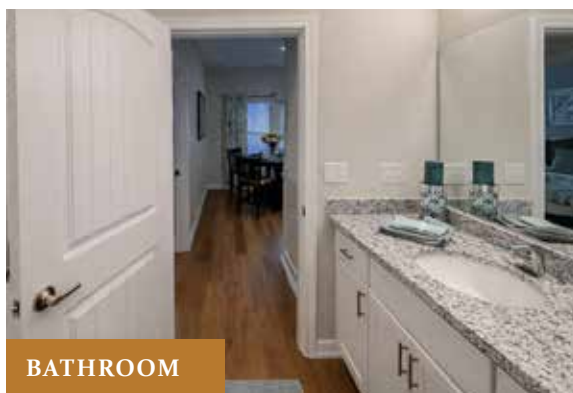


RENOVATIONS START IMMEDIATELY



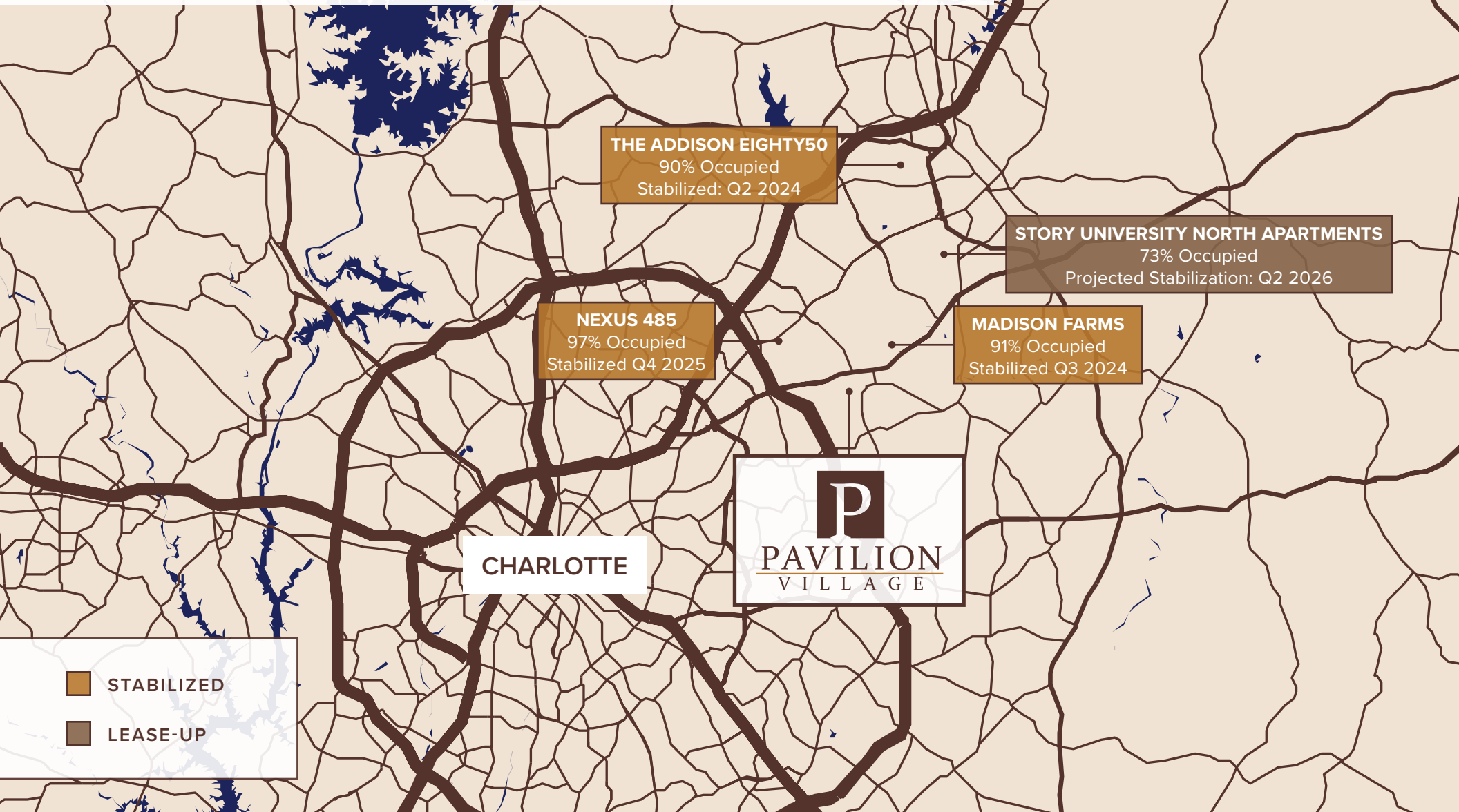
20% RETURN ON COST

RENOVATION RENDERINGS



RECENT SUBMARKET STABILIZATION PROVIDES ROOM TO RUN ON RENTS:

Only one competing deal in the immediate area is still in lease-up. This submarket has experienced strong absorption which provides Pavilion Village room to run on its classic and renovated rents.

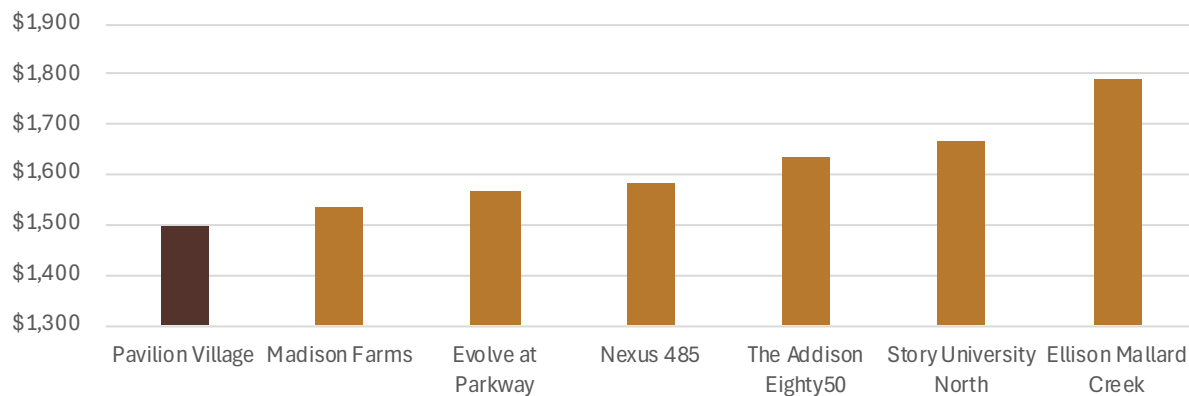


 STABILIZED
 LEASE-UP

POST RENOVATION RENTAL HEADROOM TO NEARBY NEW CONSTRUCTION



PROJECTED RENTS VERSUS NEW CONSTRUCTION



RENTAL HEADROOM TO NEW CONSTRUCTION AVG. IN-PLACE LEASE RENT:

\$129

JLL PROJECTED POST-RENOVATION RENTS:

\$1,503

UNIVERSITY CITY

STERLING SURROUNDING DEMOGRAPHICS

The Pavilion Village area benefits from Charlotte's strong, steadily growing population base and healthy regional household demographics. Its location close to University City draws a broad mix of families, professionals and students due to nearby employment, education and retail centers.



PAVILLION VILLAGE 1 MILE 3 MILE 5 MILE CHARLOTTE MSA

AVERAGE HOUSEHOLD INCOME

Estimated Average Household Income	\$110,338	\$94,534	\$115,497	\$125,488
Census Average Household Income (2010)	\$65,917	\$62,510	\$71,919	\$67,332

POPULATION

2025 Estimate	9,495	67,690	185,435	2.9M
Projected Population (2030)	10,685	72,815	203,415	3.08M
Projected Annual Growth (2025-2030)	2.50%	1.50%	1.90%	1.20%

HOUSEHOLDS

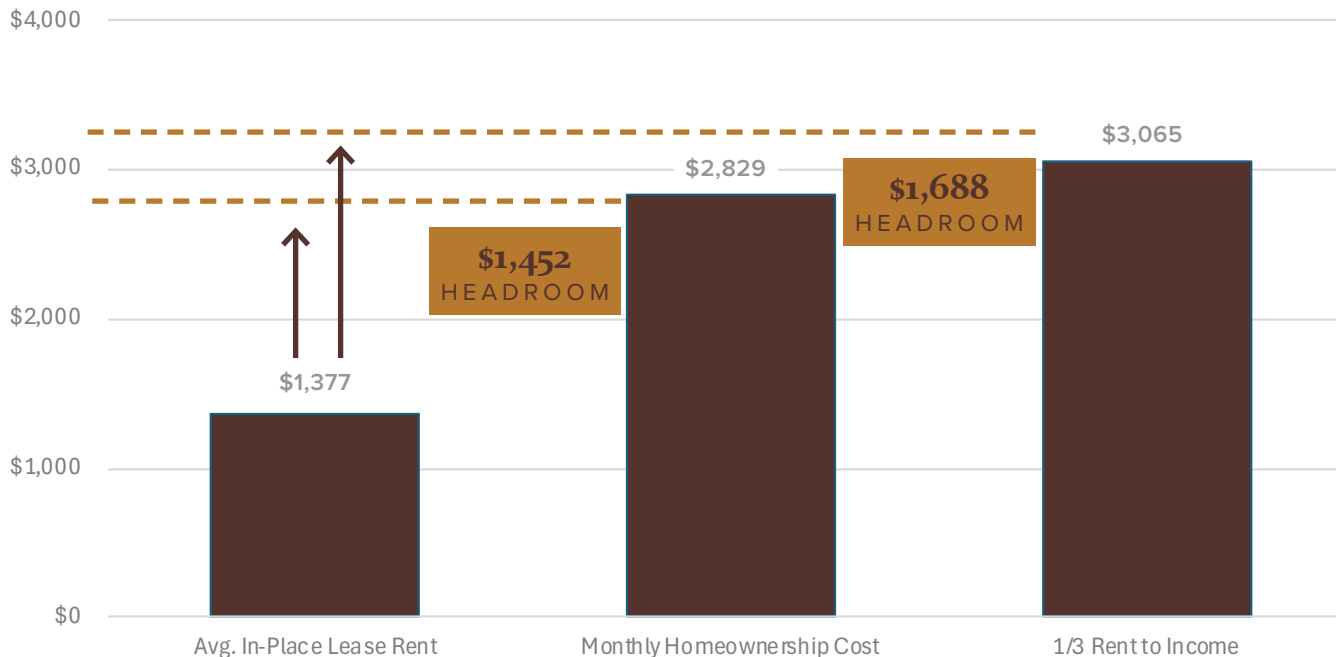
Estimated Households (2025)	3,722	25,405	71,424	1.15M
Census Households (2010)	1,938	16,278	46,247	858,379
Historical Annual Change (2010-2025)	6.10%	3.70%	3.60%	2.20%

BOUNDLESS RENTAL UPSIDE AS HOMEOWNERSHIP COSTS RISE

Pavilion Village is strategically positioned to capture substantial rental growth over the next five years driven by favorable local demographics, value add upside, and a compelling affordability advantage versus homeownership. Within one mile of the asset, the average household income is \$110,338, enabling residents to support monthly housing expenses of up to \$3,065 when applying the standard 30% rent-to-income threshold. This creates \$1,688 in rental upside above Pavilion Village's current in-place lease rents.

Median home value's within this same one mile radius are \$366,056, resulting in a monthly mortgage payment of \$2,071 (assuming 10% down). When combined with market assumptions for insurance, repairs, maintenance, and taxes, the total monthly cost of homeownership in the immediate area reaches \$2,829.

This dynamic provides \$1,452 in monthly rental headroom, positioning the property to capture meaningful rent growth while maintaining a competitive advantage against the buy versus rent decision for area residents.



\$1,688

PAVILION VILLAGE: RENTAL
HEADROOM TO 1/3
RENT-TO-INCOME RATIO

\$110,338

AVERAGE HOUSEHOLD INCOME
(1-MILE)

\$1,452

PAVILION VILLAGE: RENTAL
HEADROOM TO MONTHLY
COST OF HOME OWNERSHIP

\$366,056

MEDIAN HOME VALUE

MAJOR EMPLOYMENT HUBS

UPTOWN

\$266.9B	104,900+	18-Min
Total Revenue	Total Employees	Drive Time

HUNTERSVILLE

\$69.1B	10,100+	16-Min
Total Revenue	Total Employees	Drive Time

CONCORD

\$142.6B	2,000+	18-Min
Total Revenue	Total Employees	Drive Time

UNIVERSITY CITY

\$77.9B	7,100+	8-Min
Total Revenue	Total Employees	Drive Time

AIRPORT CORRIDOR

\$117.2B	1,900+	20-Min
Total Revenue	Total Employees	Drive Time

PAVILION VILLAGE

CHARLOTTE

SOUTH PARK

\$83.6B	31,780+	30-Min
Total Revenue	Total Employees	Drive Time

SOUTH END

\$802.2B	2,959+	20-Min
Total Revenue	Total Employees	Drive Time

BALLANTYNE

\$174.6B	8,000+	35-Min
Total Revenue	Total Employees	Drive Time

VANGUARD CAMPUS RELOCATION

700,000 SF, 91-Acre Campus

Vanguard, one of the world's leading investment management firms, has expanded its long-standing presence in Charlotte with the acquisition of a newly constructed, 91-acre campus in the University City area. The 700,000 square-foot facility is consolidating the company's 2,500+ Charlotte-based professionals and serve as a modern hub for collaboration, innovation, and talent development.

The new campus opened in late 2025 and features dedicated collaboration spaces, conference centers, a cafeteria, outdoor work and walking areas, EV charging stations, and a fitness center. Vanguard acquired the campus for \$117 million.

2,500 +
JOBS

12-MINUTES
FROM PAVILION VILLAGE

\$120M+
OF CAPITAL INVESTMENT

\$122,000
AVERAGE SALARY



VANGUARD CAMPUS FEATURES

700,000 SF
of Class A Office Space

91-Acre
Campus

400 Seat
Cafeteria



UNRIVALED PEDESTRIAN ACCESS IN THE NORTHEAST CHARLOTTE SUBMARKET



EFFORTLESS ACCESS TO EVERYTHING THAT MATTERS

Pavilion Village is situated in an idyllic location within close proximity to a myriad of amenities and experiences in Northeast Charlotte. Directly adjacent to Interstate 485 and North Tryon Street, Pavilion Village has the most accessible location in all of Northeast Charlotte.

The Asset is strategically located close to Concord, offering immediate access to the region's most prominent retail, entertainment and employment drivers. Just minutes from Concord Mills, the area features more than 200 retailers and attractions.

The Property also benefits from close proximity to Charlotte Motor Speedway and the Hendrick Motorsports Campus, a major employment center and national destination supporting advanced manufacturing and motorsports operations. With Concord-Padgett Regional Airport nearby, and Truliant Amphitheater just a 2 minute walk away, Pavilion Village is exceptionally positioned for long-term growth and daily accessibility.



ACCESS TO ...

CONCORD
MILLS

250+
RETAILERS & RESTAURANTS

TRULIANT
AMPITHEATER

CHARLOTTE
MOTOR SPEEDWAY

Concord
NORTH CAROLINA
REGIONAL AIRPORT

Pi...
\$2 Billion Eli Lilly
Manufacturing Plant

CONCORD MILLS
A SIMON CENTER

GREAT
WOLF
LODGE

Hendrick
MOTORSPORTS

CHARLOTTE
MOTOR SPEEDWAY

Bradford Preparatory School

NICK & MIKE
BAR AND GRILL



NORTH TRYON ST

CVS

Walmart
Marketplace

QT QuikTrip

REGAL

MOST WALKABLE ASSET IN THE SUBMARKET

UPTOWN CHARLOTTE
(20 MIN)

NODA
(16 MIN)

NORTHEAST RECREATIONAL FIELD COMPLEX

UNC CHARLOTTE
(6 MIN)
32,000+ Students
3,700+ Faculty & Staff

TRULIANT AMPITHEATER
20,000 Seat Concert Venue
Attracts world-famous artists



P
PAVILION
VILLAGE



HARRIS-HOUSTON NEIGHBORHOOD
AVERAGE HOME SALE PRICE:
\$360,000

NORTH TRIP





CHARLOTTE DOUGLASS INTERNATIONAL AIRPORT
(22 MIN)

UNIVERSITY CITY
(8 MIN)
Target, Harris Teeter
30+ Restaurants, Bars,
Entertainment Options

VANGUARD
(12 MIN)

ATRIUM HEALTH UNIVERSITY CITY
(9 MIN)

HUNTERSVILLE
(14 MIN)

CVS

CONCORD MILLS SHOPPING CENTER
(10 MIN)

**CHARLOTTE MOTOR SPEEDWAY
ROCKY RIVER GOLF CLUB**
(5 MIN)

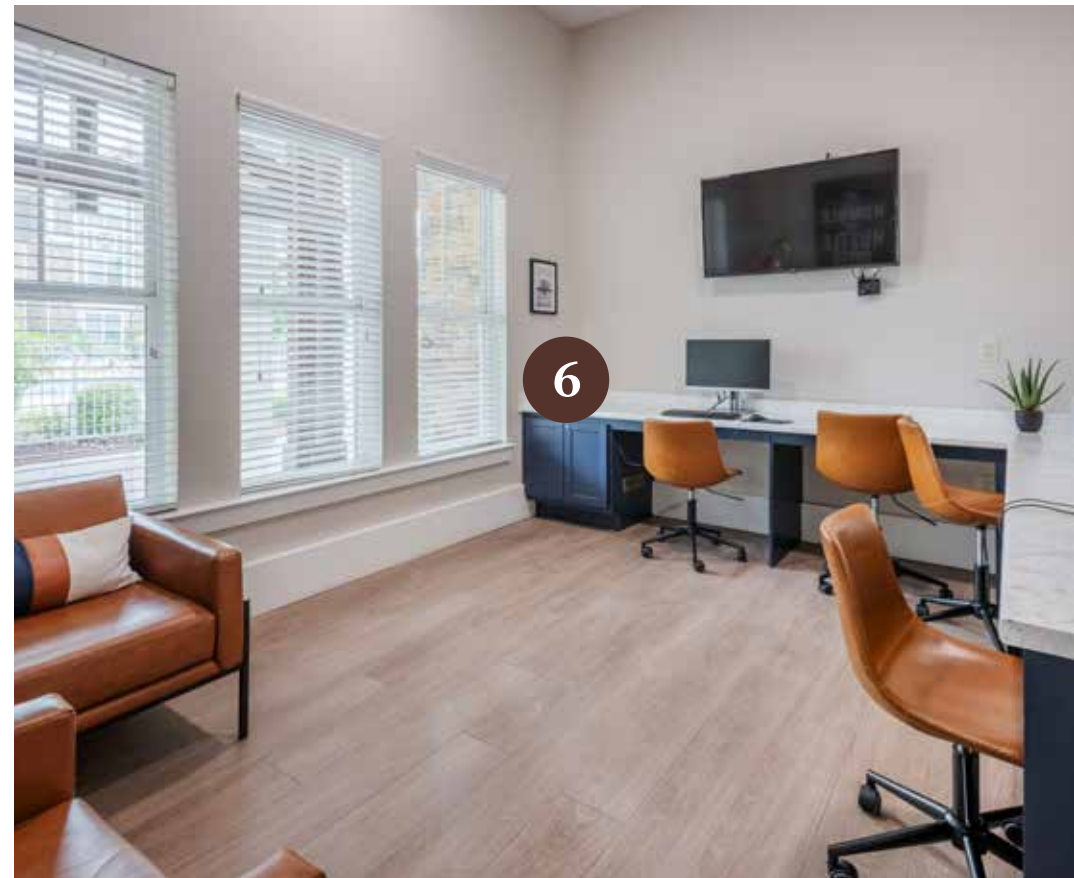
20 MIN
FROM UPTOWN
CHARLOTTE

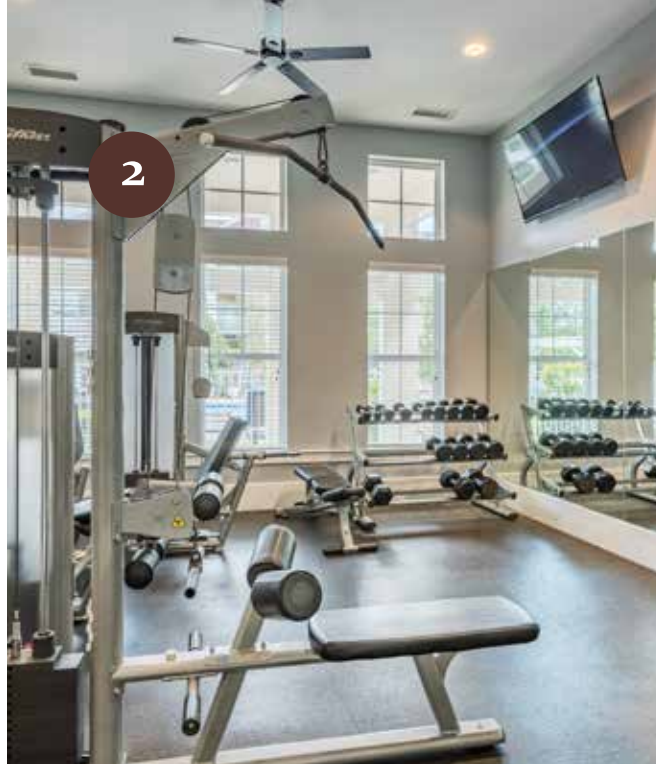
8 MIN
FROM UNIVERSITY CITY

10 MIN
FROM CONCORD
MILLS

6 MIN
FROM UNC CHARLOTTE

COMMUNITY & UNIT AMENITIES





MARKET-LEADING AMENITY SET

- 1 Resort Style Pool
- 2 24/7 Fitness Center
- 3 Dog Park
- 4 Car Wash Area
- 5 Garages
- 6 Business Center
- 7 Patios/Balconys
- 8 Wood Floors
- 9 Stainless Steel Appliance



QUEEN

2,884,708

2024
POPULATION

50,690

TRAILING 5-YEAR ANNUAL
NET MIGRATION

1,399,500

TOTAL EMPLOYMENT

92,064

YOY JOB GROWTH

157

NEW RESIDENTS PER DAY

17.3%

GROWTH IN 20-34 YEAR
OLD POPULATION

18

FORTUNE 1000 HQ'S

2.95%

CAGR
2015-PRESENT



CITY

CHARLOTTE METROPOLITAN OVERVIEW

The Charlotte metropolitan area is comprised of ten counties across portions of both North and South Carolina and is home to over 2.6 million residents, a 15.9% increase over population levels observed during the 2010 census. Affectionately referred to as the “Queen City” in a nod to the city’s noble namesake, Queen Charlotte, the area has transformed from a reliance on the financial sector to a thriving economy with a diverse business foundation.

The region’s attractive business climate, established infrastructure, and unparalleled quality of life has generated unprecedented growth in the urban and suburban cores, and Charlotte currently enjoys the distinction of being the second largest city in the Southeast and the 16th largest city in the United States.

Recognized as a global hub for banking, energy, healthcare, and transportation, Charlotte is home to nine Fortune 500 headquarters and 18 Fortune 1,000 headquarters. As a result, Charlotte continues to attract businesses and residents alike, garnering recognition as the top Tech Momentum Market in the US and the top Millennial Destination City in the US. Charlotte’s rapid expansion has created a vibrant culture featuring one of the nation’s leading scenes for arts, sports, and entertainment. Local population is expected to swell by more than 16.8% by 2030, fueling a bullish outlook for Charlotte’s business and cultural scene in the coming years.

TOP EMPLOYMENT SECTORS



BANKING/FINANCE



MANUFACTURING



TECHNOLOGY



SERVICES

WHY COMPANIES ARE CHOOSING CHARLOTTE

BEST FOR BUSINESS

The Charlotte MSA offers businesses the opportunity to capitalize on the exceptional growth that is occurring in the Southeastern United States. With a diverse employment base, many companies are choosing Charlotte as their corporate or regional headquarters. The pro-business nature of the Carolinas continues to drive organic growth and relocations.



Dimensional Fund Advisors

"We are energized by Charlotte's vibrancy and believe our business is well matched for the community. We believe being in Charlotte and the region will also help us attract talented individuals to the firm."

- *David Booth, co-CEO and co-founder*



AvidXchange

"Charlotte has been an incredible place for us to attract and maintain top talent and continue to drive our record-breaking year-over-year growth, and provide a world class experience for our more than 5,000 customers."

- *Michael Praeger, CEO and co-founder*



Red Ventures

"Our continued investment in the Charlotte region centers around attracting and retaining the best talent"

- *Ric Elias, CEO and co-founder*



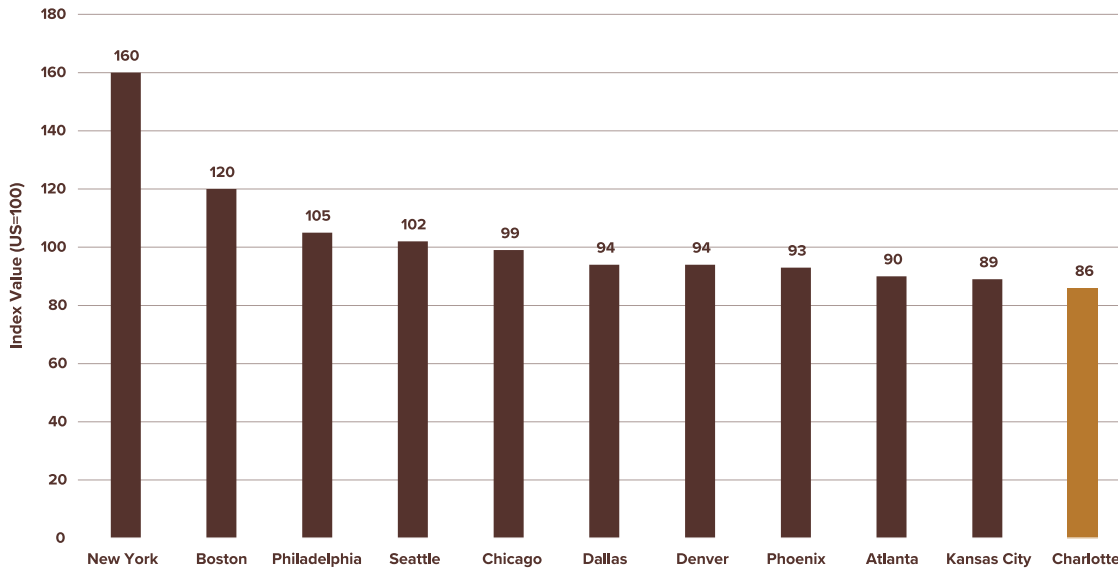
Lash Group/ AmerisourceBergen

"We are delighted that we were able to find the ideal site for our new headquarters right here in the greater Charlotte region, and the Lash Group looks forward to enjoying continued growth and success here in South Carolina."

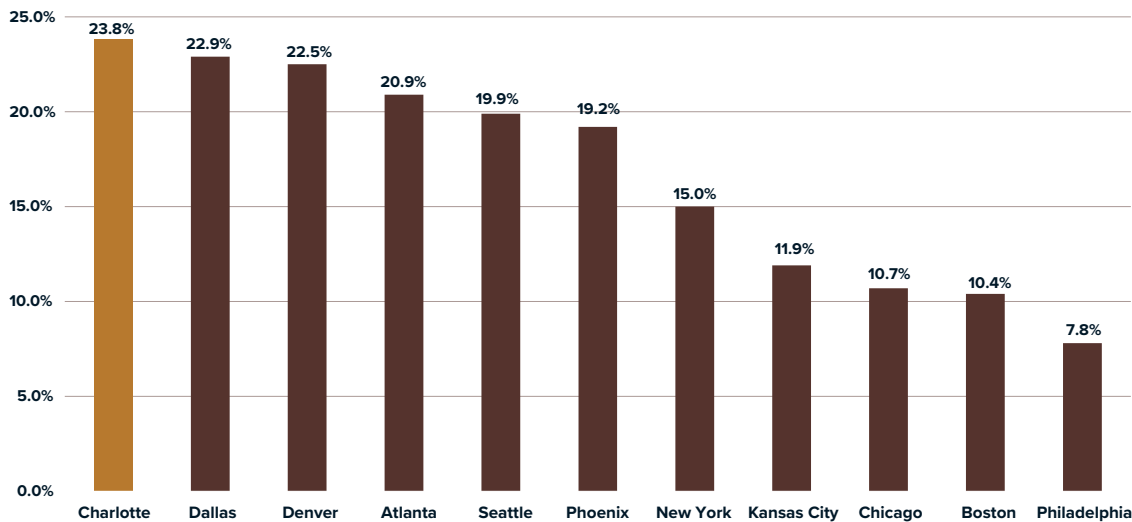
- *Tracy Foster, President for our more than 5,000 customers.*

When it comes to cost of doing business, you can't get much more affordable than Charlotte, thanks to the region's business-friendly tax approach. The largest corporate expenses, labor and rent, are well below other major metro markets, making the region an attractive place to expand or relocate major operations.

COST OF DOING BUSINESS



EMPLOYMENT GROWTH



10TH

HIGHEST HEADQUARTER
CONCENTRATION IN
THE U.S.

950+

FOREIGN OWNED
COMPANIES IN
CHARLOTTE METRO

3RD

LARGEST FINANCIAL HUB
IN THE UNITED STATES

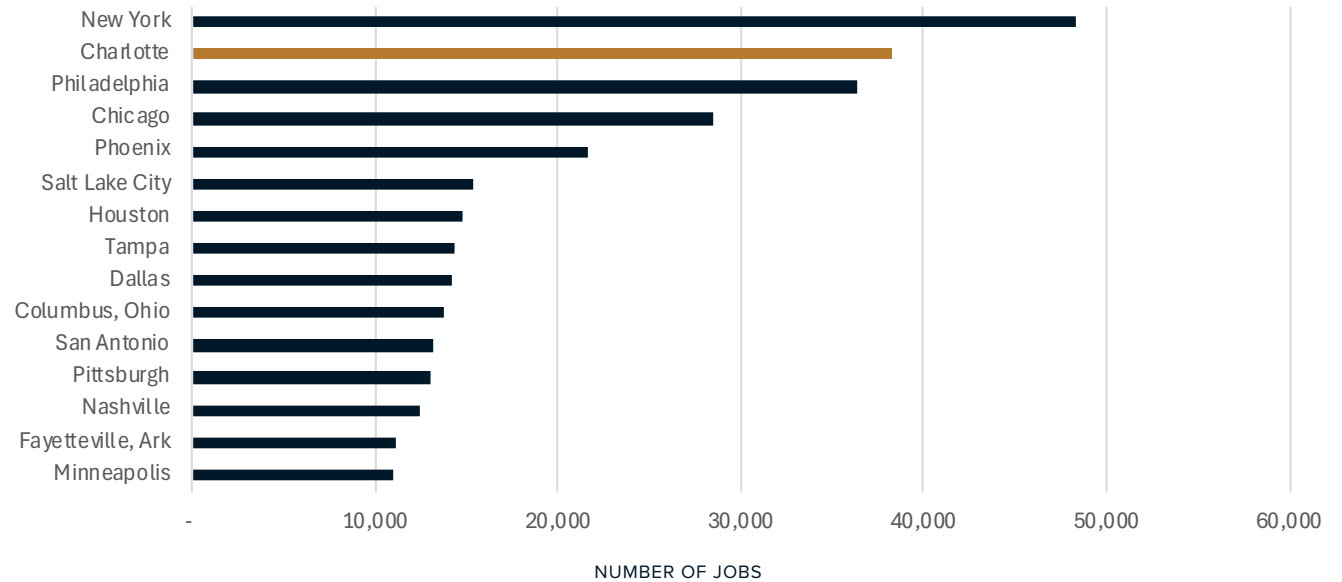


EMPLOYMENT

Charlotte has seen a 23% increase in jobs over the last seven years, resulting in the region now having over 1.2 million employees.

PROJECTED JOB GROWTH

THE 15 U.S. METRO AREAS WITH THE BIGGEST JOB INCREASE IN 2025

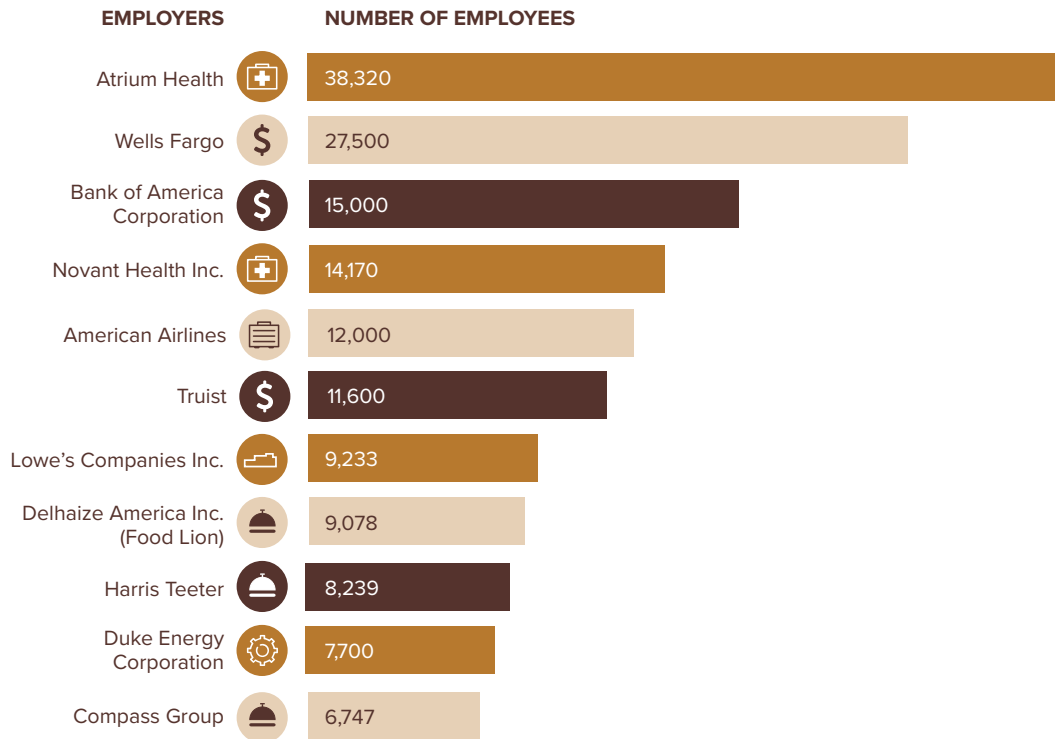


DIVERSE EMPLOYMENT GROWTH

Charlotte, long known for being a banking and financial hub, is continuing to see diversity in its employment mix. Longstanding Charlotte based giants, such as Bank of America and Wells Fargo, are now competing with the healthcare, technology and manufacturing industries.

3.7% — Forbes projects that job growth in Charlotte will average 3.7% annually over the next three years

CHARLOTTE MSA'S LARGEST EMPLOYERS



JOB ANNOUNCEMENTS SINCE 2018





UPTOWN CHARLOTTE THE “CITY CENTER”

813

RESIDENTIAL UNITS UNDER
CONSTRUCTION OR COMPLETED IN
LAST 24 MONTHS

93

NEW RESTAURANTS SINCE 2014

30 MILLION

VISITORS ANNUALLY

55K

SF OF RETAIL UNDER
CONSTRUCTION OR PROPOSED



UPTOWN BY THE NUMBERS

30M

VISITORS ANNUALLY

1,000+

SHARED BIKES AND
SCOOTERS

170+

RESTAURANTS

165+

UNIQUE SHOPS

125+

SPORTING
EVENTS PER YEAR

32

CULTURAL VENUES

7 OF THE 10



MOST POPULAR UBER
DESTINATIONS IN CHARLOTTE
ARE LOCATED IN UPTOWN



CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT - CLT



**CLT IS ONE OF AMERICAN AIRLINE'S
LARGEST AND MOST PROFITABLE HUBS**

6TH

BUSIEST AIRPORT IN THE
WORLD

\$40B

ANNUAL ECONOMIC
IMPACT

161K

DAILY PASSENGERS

114

GATES



DESTINATION CLT

GAME-CHANGING ECONOMIC DEVELOPMENT MOVING TOWARDS THE AIRPORT

Destination CLT is the first phase of the Master Plan to expand Charlotte Douglas International Airport. This partnership between CLT's airlines and the FAA represents a \$2.5 - \$3.1B commitment to undergo major capacity enhancement projects to keep up with the airport's growth.

Since 2005, Charlotte has seen incredible growth going from 28 million total passengers to boasting over 50 million total passengers annually. This surge in passengers has vaulted Charlotte from a "middle pack" national airport to one of the busiest airports in the world.

Charlotte Douglas International Airport served 43M passengers in 2021, 86% of the record-breaking 50.2M passengers who flew to, from, and through CLT in 2019.



700+ DAILY FLIGHTS



**NONSTOP SERVICE TO 189 DESTINATIONS,
INCLUDING 36 INTERNATIONAL DESTINATIONS**



9 MAJOR AIRLINES

CHARLOTTE'S EXPONENTIAL GROWTH OVER THE LAST 30 YEARS








1994



2026

MAJOR INDUSTRIES AND EMPLOYERS

TOP LOCAL FINANCIAL EMPLOYERS

 25,100+ employees	 15,000+ employees	 3,000+ employees	 2,850+ employees	 2,065+ employees
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FINANCIAL SERVICES

Charlotte has long been a powerhouse in the financial industry, and currently serves as the headquarters location for more than 70 financial institutions employing more than 70,000 employees - including Bank of America and Wells Fargo's East Coast Division. While Charlotte's many existing firms are the driving force of the economy, the area has emerged as a FinTech Hub with a proliferating entrepreneurial environment.






TOP LOCAL ENERGY AND POWER EMPLOYERS

 6,000+ employees	 2,250+ employees	 1,600+ employees	 760+ employees	 600+ employees
--	--	--	--	--

ENERGY AND POWER

Charlotte serves as the home to 200+ energy companies employing 36,500+ residents and creating an aggregate economic impact of approximately \$17.8 billion. The Queen City is also the proud headquarters of Duke Energy, the largest electric power company in the United States and parent of Piedmont Natural Gas. Beyond traditional energy and power suppliers, the region is at the forefront of sustainability and clean energy. The state ranks #3 in the nation for total amount of installed solar panels.

TOP INFORMATION TECHNOLOGY EMPLOYERS

 3,250+ employees	 2,500+ employees	 1,200+ employees	 1,600+ employees	 1,100+ employees
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INFORMATION TECHNOLOGY

Charlotte has seen tech employment rise drastically over the past ten years, with talent distributed evenly across a diverse mix of high tech, consulting, finance, and a plethora of other industries. The burgeoning startup community has catalyzed growth in the local technology industry, and is supplemented by a pipeline of experienced local professionals, recent graduates, and savvy millennials.



GAME CHANGING

JOB ANNOUNCEMENTS



Capital Group, one of the world's largest and most experienced active managers, announced they will establish a new East Coast operations hub in Charlotte. The Charlotte hub is expected to create 500-700 jobs.

"Charlotte stood out as a natural fit for Capital Group's next phase of growth. North Carolina's strong financial services ecosystem, growing talent base, and long-term outlook align closely with our priorities as a firm."

ROB KLAUSNER
COO OF CAPITAL GROUP



Scout Motors, Volkswagen's new electric off-road vehicle brand is opening a global headquarters in Plaza Midwood, creating 1,200 jobs. The company anticipates investing \$207M into its new headquarters.

"Charlotte is the ideal home for Scout Motors - a place as dynamic as our people and brand, where heritage and pride meet progress and innovation."

SCOTT KEOGH
PRESIDENT AND CEO OF SCOUT MOTORS



BB&T (NYSE: BBT) and SunTrust Banks Inc. (NYSE: STI) completed a merger of equals to become Truist in December 2019. The bank's headquarters is now located in Charlotte.

The \$66B merger created the 6th largest bank in the US.

A new corporate headquarters has been established in Uptown Charlotte, including an Innovation and Technology Center to drive digital transformation.



Honeywell has invested more than \$248M in its new HQ in Charlotte

As part of the investment, Honeywell is creating more than 750 jobs

"We selected Charlotte because it offers a great business environment along with access to a workforce that has the skillset Honeywell will need to be competitive over the coming decades"

DARIUS ADAMCZYK,
HONEYWELL CHAIRMAN & CEO



Lowe's invested \$153 million in their new global technology center in Charlotte. The Lowe's tech hub brings a new 23-story office tower in South End.

As part of the investment, the company is creating more than 1,900 new jobs.

"Today's announcement is a tremendous victory for our city and a validation of our work to continue growth in the tech industry. Lowe's is once again investing in the Charlotte region and this entire community will benefit from the commitment to create a tech pipeline with local schools and organizations."

CHARLOTTE MAYOR VI LYLES



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.