



**BUCKHEAD ATLANTA DEVELOPMENT LLC
(RESIDENTIAL AND RETAIL)/
3005 PEACHTREE NE OWNER, LLC
ASSIGNMENT
FACT SHEET**

03/23/2021

- Purpose:** Assignment of the Buckhead Atlanta Development LLC Residential Project (the “Residential Project”) and the Buckhead Atlanta Development LLC Retail Project (the “Retail Project”) to 3005 Peachtree NE Owner, LLC (the “Assignment”)
- Assignor/Assignee:** Buckhead Atlanta Development LLC (“Assignor”)/ 3005 Peachtree NE Owner, LLC, or an affiliate thereof (“Assignee”)
- Location:** 3005 Peachtree Road, Atlanta, Georgia
- Estimated Closing Date:** 2nd Quarter 2021
- Description:**
- Assignee is seeking to enter into an agreement to acquire the leasehold interest in the Residential Project and the Retail Project (including, without limitation, the respective bond leases and related bond documents pertaining to such operations) from Assignor.
- Economic Benefits:**
- The Assignment will benefit Fulton County due to the industry experience and expertise of Assignee:
 - Assignee is indirectly owned by Nazare Capital Management LLC (“Nazare”), which is a private family office based in New York, New York.
 - Nazare began operating in 2014 and has made numerous investments across venture and growth stage companies as well as real estate.
 - In addition to best-in-class flexibility of capital and a hands-on approach to working with growing businesses, Nazare takes pride in its impact investing and philanthropic activity.



**I-285 INDUSTRIAL PROPERTIES, LLC
I-285 EXIT 12 COMMERCE CENTER
FINAL BOND RESOLUTION
FACT SHEET**

03/23/2021

Purpose: To approve a \$13,600,000 final resolution for **I-285 Industrial Properties, LLC** (the “**Applicant**”) to develop an approximately 250,000 square foot Class A industrial facility that will be speculatively built for an end user in the logistics, e-commerce, distribution, warehousing or light manufacturing industries (the “**Project**”). The Project is located at the intersection of Donald Lee Hollowell Parkway and Fulton Industrial Boulevard in Atlanta, Fulton County, Georgia.

Project Owner: **I-285 Industrial Properties, LLC (Induced as Johnson Development Associates, Inc.)**

Location & Taxing Jurisdictions: Donald Lee Hollowell Parkway and Fulton Industrial Boulevard, Fulton County, City of Atlanta, Atlanta Public Schools, Hollowell/M.L. King TAD, Fulton Industrial CID

Investment: \$13,600,000

Estimated Closing Date: 2nd Quarter 2021

Description: The Project proposes to develop a new speculative 250,000 square foot Class A tilt-wall concrete industrial facility for an end user in the logistics, e-commerce, distribution, warehousing or light manufacturing industries.

- Economic Benefits:**
- \$13,600,000 of investment.
 - The Project will create 150-200 permanent full time jobs and 200+ temporary construction jobs, committing to use best efforts to support DAFC’s MFBE policy guidelines.
 - **Overall economic impact after 10 years with 200 jobs is anticipated at approximately \$366,925,079**

Annual tax before investment:	\$26,590
Estimated tax anticipated from investment in year 1 after completion of construction during incentive period:	\$122,642
Estimated tax anticipated over 10 years during incentive period:	\$1,778,310
Estimated tax savings over 10 years during incentive period:	\$674,531



SCP HAPEVILLE OWNER, LLC
SCP HAPEVILLE AND
SCP HAPEVILLE OFFICE
BOND INDUCEMENT RESOLUTION
FACT SHEET

03/23/2021

Purpose: To approve an inducement resolution for an economic development opportunity (“EDO”) for a proposed 284-unit mixed-use apartment community with approximately 5,000 square feet of retail space, 24 for-rent townhomes, and 20,000 square feet of office space.

Project Owner: SCP Hapeville Owner, LLC

Location & Taxing Jurisdictions: 397 North Central Avenue, Hapeville, Georgia
Fulton County, City of Hapeville, Fulton County Schools

Investment: \$53,403,000

Estimated Closing Date: 3rd Quarter 2021

Description: The mixed-use development contemplates 284 for-rent apartment units, 379 secured parking spaces, approximately 5,000 square feet of retail and restaurant space, approximately 20,000 square feet of commercial office space and approximately 24 for-rent townhomes. The residential units would feature approximately 70% one-bedroom apartments and all units would feature Class A finishes. This EDO addresses the critical shortage of quality rental housing as identified by the Aerotropolis Atlanta Alliance.

- \$53,403,000 of investment in a site that has been vacant for decades and requires significant environmental remediation.
- The EDO proposes to create approximately 123 permanent jobs and 225 temporary construction jobs, committing to use best efforts to support DAFC’s MFBE policy guidelines.
- **Overall economic impact of approximately \$556,852,884¹**

Annual tax before investment:	\$69,850
Estimated tax anticipated from investment in year 1 after completion of construction during incentive period:	\$467,399
Estimated tax anticipated over 10 years during incentive period:	\$6,754,123
Estimated tax savings over 10 years during incentive period:	\$2,565,586

¹ Estimated using IMPLAN model of Fulton County
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